

United States Department of the Interior
National Park Service



613

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Fox-Worswick House
other names/site number Newell J. Brown, R. Hunter and Zeo Nelson; IHSI #13-16310

2. Location

street & number 119 East Bullion Street not for publication
city or town Hailey vicinity
state Idaho code ID county Blaine code 013 zip code 83333

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 at the following level(s) of significance:

national statewide local

Signature of certifying official: Kenneth C. Reid, Ph. D. - Deputy SHPO

July 13, 2011
Date

Title _____ State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain): _____

Dr. Edson H. Beall
Signature of the Keeper

8.31.11
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

COMMERCE/TRADE: Business

DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

No Style

foundation: STONE / CONCRETE

walls: WOOD: Weatherboard; Shingle

roof: METAL

other: _____

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Fox-Worswick house is located in the town of Hailey, Idaho, in the south-central portion of the state. The house sits on slightly sloping ground at the northwest corner of North Second Avenue and East Bullion Street. It is on a large lot landscaped with trees and shrubs, with no fence enclosing the property. A single-car garage is the only other structure on the property; it is located north of the house. The dwelling is a two-story building based on the gable-front-and-wing plan, with modest Queen Anne-influenced ornamentation. The additions and second story of the gable-front section were built around an original one-story, cottonwood log cabin core. The building has a massed compound plan with a T-shaped wing centered on its west elevation; a one-story, shed-roofed addition on its northwest corner; and a matching two-story addition to the north elevation of the original gable-front section. The northwest (rear) addition has been constructed and demolished several times over the life of the house. The dwelling's overall dimensions are approximately 32' 6" in width and 49' in length. It has a stone masonry foundation on the street-facing elevations and a rubble foundation on the other elevations. All exterior walls are clad with beveled wood siding, and all roofs are clad in ridged metal sheeting. The building has a partial basement that is unfinished.

Narrative Description

A one-story, hipped-roof front porch extends across the first story of the dwelling's south elevation, which faces Bullion Street. The porch has spindlework rail and porch supports with lace-like brackets. The porch floor is composed of wood planks, with two wood-frame steps leading up to it. A small, pediment-like extension tops the porch roof over the entryway to the original cabin portion of the dwelling. The south elevation's windows are double-hung, wood sash with 2-over-2 lights. Simple wood casings surround the windows, with small, wood drip caps. All the windows of the house are of a similar style, unless otherwise noted. The first story of the gable-front section has two doors, with a single window located to the east of each door. The western-most door is a glazed panel door, with two vertical lights in the top section and two smaller vertical wood panels in the bottom section. The easternmost door has a similar appearance, but has four wood panels. Paired windows divided with simple wood mullions are centered in the top story of the south elevation's gable end. A metal louver is centered in the eaves above the paired windows. Matching paired windows are located in the south elevation's wing addition in both the first and second stories.

The east elevation is composed of two sections--the northernmost section, which includes the footprint of the original log cabin, and the southernmost addition, which has been altered over the years. The east elevation's first story has no windows on the southernmost section, where the log walls of the one-story cabin are extant but are covered with beveled siding. A single double-hung sash window is located to the south of the doorway into the southernmost section; two single windows are located to the north of the doorway. The entryway includes a glazed-wood panel door with a single light and two vertical panels; a pediment-like porch cover supported by two brackets is located above the doorway. The south elevation's second story is of a similar composition, except for an extra single window located above the first story's entryway.

The Fox-Worswick house's north elevation includes three sections: the gabled section, the wing section, and a one-and-one-half-story, shed-roofed addition to the wing section. The first story of the north elevation's gable-front section includes an entryway located near its easternmost corner, and one small fixed window in its western portion. The entryway and window are framed in simple wood casings and drip caps, similar to the framing on other openings on the house's exterior. The door is glazed with a single light and two vertical wood panels. The window is fixed, with two vertical lights and wood muntins. Paired double-hung sash windows are centered in the north gabled section's second story, with a metal louver centered above the window. The north elevation's shed addition includes two 6-over-6, wood-sash windows in its one-story elevation.

The dwelling's west elevation is also composed of three sections: the gable-front of the wing section, the north elevation of the shed addition, and the lateral elevation of the gable-front section. The wing section is located on

the southwestern end of the elevation. Its first and second stories each have a single double-hung sash window centered in them. The attached shed-roofed section has a narrow, fixed window with a single light on its southernmost edge and a double-hung sash window on its northernmost edge. Though the narrow, fixed window is located higher on the elevation than the sash window, both are located in this section's first story. There is no window in the half-story. Northernmost is the lateral elevation of the gable-front section; it has one double-hung sash window in the first story, and two single, double-hung sash windows in the second story.

A one-car garage is also located near the northeast corner of the property. It is a one-story, wood-framed building with a concrete foundation and a steeply-pitched gabled roof clad with metal. Its dimensions are approximately 12' in width and 18'4" in length. The walls are clad with narrow, beveled, wood siding, with fancy-cut wood shingles located between eaves on the east gabled end. The east gabled end includes an entryway of double, wood brace-and-frame doors that swing open from the center. The west gable end has a single, wood-panel door for an entry and no fancy-cut shingles in its eaves. Centered on the south elevation is a wood-framed, double-hung sash window with 1-over-1 lights. An attached woodshed with rough-sawn vertical board siding and a metal-clad shed roof is located on the garage's north façade. Its dimensions are 10' in width and 16' 9" in length.

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.

Areas of Significance

(Enter categories from instructions)

EXPLORATION/SETTLEMENT

Period of Significance

1881-1910

Significant Dates

1881, 1890, 1906

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Criteria Considerations N/A

(Mark "x" in all the boxes 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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance begins with the dwelling's construction and includes the period of additions, and changing ownership that reflect early settlement and development patterns in Hailey during the major mining "boom and bust" period of the 1880s through the 1910s.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Fox-Worswick House is eligible for the National Register of Historic Places at the local level under Criterion A for its significance in the areas of Exploration/Settlement. The property is associated with the establishment and development of the community of Hailey in Central Idaho. Its history exemplifies early settlement and development patterns in Hailey during the major mining "boom and bust" period of the 1880s through the 1910s. Several of the larger houses built in Hailey's residential area during this time are no longer extant. Others have been extensively remodeled. The Fox-Worswick property's changing ownership also reflected the varied backgrounds of entrepreneurs involved in the settlement and development of Hailey, as well as those involved in its later boom-and-bust cycles. The present owners have carefully restored its front façade to match its original character at the turn of the 20th century.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

Opposition from Native American tribes slowed mineral exploration and settlement of Central Idaho until after the 1878 Bannock Indian War. After the U.S. Army removed native tribes from the area, a resurgence of gold mining occurred there. Lack of refining technologies for lead and silver impeded further mining development in the Wood River region, with the closest smelters located near Salt Lake in Utah Territory. The construction of the Utah Northern Railroad from Ogden, Utah, through Blackfoot, Idaho, in 1879 helped Wood River miners gain access to these smelters and allowed for slightly easier transportation of supplies. Lead and silver recovery operations boomed in the Wood River Valley during the 1880s. From September to late November 1880, the number of mining claims in the area rose from 233 to over 2,000. This boom continued through the 1890s, aided by the construction of local smelters and the development of railroad lines throughout southern Idaho.¹

Until the railroad lines were completed, several stage and express companies served the isolated mining camps in central Idaho. One was the Utah, Idaho, and Oregon Stage Company, which was a branch of the stage line that ran from Kelton, Utah, to The Dalles, Oregon. The Wood River branch was formed in April 1881, with John Hailey as its superintendent. Hailey had helped move army troops during the Bannock War and had already claimed land east of the Wood River in 1880. Following the resurgence of mining in the area, he and three other partners--Eben S. Chase, William T. Riley, and A. H. Boomer--turned their Desert Land Entry claims into the platted townsite of Hailey in December 1880.²

The 1881 plat of the Hailey townsite was slightly skewed to fit the valley floor, which lay southeast to northwest. The townsite included 340 acres bounded by River Street (though not yet platted), Galena Street, Maple Street, and what would later be Fifth Avenue and the railroad tracks. Within the boundaries lay 72 blocks, averaging 20-24 lots each. An alleyway bisected most of the blocks. The lots were long and narrow, with the commercial ones measuring 30 feet by 120 feet, and the residential ones measuring 20 feet by 120 feet. The residential lots had building setbacks from the street of 25 feet. The number of residential lots owned by one person varied greatly, from one to five lots, in some instances.³

By April 1881, twenty buildings were under construction, and lots were selling from 25 to 200 dollars. Businesses started to line Main Street, including one drug store, two hardware stores, four general merchandising operations, one clothing store, two saloons, and one restaurant. The boom continued; a May 7 article in the *Idaho Tri-Weekly Statesman* described seventy-five structures being erected, with an average of ten lots sold a day for 100 to 400 dollars apiece. It also reported that the corner lots on Main and Bullion streets went for higher prices, some as much as \$1,000. Buildings now stretched along both sides of Main Street for 2,000 feet.⁴

In April 1881, John Hailey sold 86 town lots, including several to Charles B. Fox, a native of New York and a Civil War veteran. Fox's wife, Genevieve, had their first child in Utah in March 1881; by April, Charles had opened a dry goods business on the east side of Hailey's Main Street, between Croy and Bullion streets. Fox acted as agent for the Blackfoot, Bonanza, and Wood River Stage Company and the Pacific Express Company (a competitor to Wells Fargo). He also opened a branch store in the mining camp of Bullion, located west of Hailey. By September 1881, there were at least seven businesses in Hailey offering similar wares--groceries and mining supplies. Some of the newcomers had come from merchandising operations in Utah. Simon J. Friedman, born in

Germany, previously ran a store in the mining town of Silver Reef, located in southern Utah. John C. Fox, a Pennsylvania native, was a dry goods clerk in Salt Lake City. William T. Riley, formerly of Kelton, also opened a new store on Main Street in 1881. He had previously partnered with J. J. Tracy in a drug store at Bellevue. These businessmen purchased residential lots located east of Main Street.⁵

Mining and commercial demands for pine lumber made it a precious commodity; many buildings were constructed with hewn logs from cottonwood trees that lined the Wood River's banks. Other businesses were simply one-story tents. Many of the earliest dwellings in the residential area were one-room structures built out of cottonwood logs. One was the home of Simon Moses Friedman, a cousin and business partner of S. J. Friedman, and the other was Charles B. Fox's family dwelling.⁶

Charles Fox's dry goods store soon had many local competitors. Fox's biggest--and most long-lived--competitor was S. J. Friedman, who had previous merchandising experience in Salt Lake City and Ogden. By 1882, Friedman and his family members had built two substantial brick buildings on Hailey's Main Street. Charles Fox was not as successful in his endeavor, and lost his business to a sheriff's sale in October 1881.⁷

After losing his business, Fox briefly served as a deputy sheriff. By December 1881, he was hired by the county to abstract and remove records from Rocky Bar (the former Alturas County seat) to Hailey (the newly elected Blaine County seat). Fox and Charles H. Jones stayed in Rocky Bar until May 1882, then immediately set up a real estate business in Hailey. Their new business advertised "...complete abstracts of records of Alturas County, conveyancing a Specialty." In essence, it was the first title company in the county. Jones only stayed in business with Fox for two months; by October 1882, Fox was running for the office of Blaine County Auditor and Recorder. Fox won the election, despite accusations by the Hailey newspaper editor that he abused his status as a Free Mason to win votes and rigged some of the ballots. Sometime between 1882 and 1885, the Fox family added another lot to their property and had constructed a one-story, wood-framed addition and front porches to their Hailey dwelling.⁸

By 1882, John Hailey and his business partners had sold most of the Hailey townsite to the Idaho-Oregon Land Improvement Company (IOLIC), a subsidiary of the Union Pacific Railroad. After the Hailey Town Company sold the remaining lots to the IOLIC, Hailey was expanded to include 140 blocks. Robert E. Strahorn, publicist for both the Union Pacific and the Oregon Short Line Railroad, served as vice-president of the IOLIC. The Oregon Short Line (OSL, which later became part of Union Pacific Railroad) laid its tracks across southern Idaho from 1881 to 1883, with a branch line built from Shoshone to Hailey in 1883.⁹

During this "boom" period in Hailey, several larger frame structures had replaced or expanded the initial one-room log cabins built by its earliest residents. The most successful businessmen and merchants built one-and-one-half- or two-story houses on corner lots north and east of Main Street. These lots were located between Pine and Spruce streets, and by 1883 bounded by the railroad tracks to the northeast. Two of the earliest homes belonged to former Hailey Townsite Company members Eben S. Chase and William T. Riley. They built two-story wood-framed houses near the same intersection as the Charles Fox home--the corners of Second Avenue and East Bullion Street. The house plans were based on the vernacular Gable-and-Wing form and had simple trim, because any milled woodwork had to come by wagon from Boise (Chase did later import some milled porch posts from Boise). On the southwest corner of these streets, The Episcopal Church (the oldest church in town) was constructed. In the early 1880s, two other two-story houses were built on corner lots in this area. The John C. Fox's (no relation to Charles Fox) house stood at the corner of Third Avenue South and East Bullion Street, and Simon J. Friedman's dwelling was located at 123 Second Avenue North. Both were ornate, Queen Anne-style houses, reflecting the success of these dry-goods merchants.¹⁰

The lots on the south and west side of Main Street, especially those located on River Street, had some larger homes built there by 1881. Most of them were initially used as houses of prostitution. "Chinatown" was located even further southwest along the River. Thirty years later, River Street became the location of Basque boarding houses and residences.¹¹

Genevieve Fox, wife of Charles B. Fox, sold their modest house in Hailey's more affluent neighborhood by 1885. She was able to keep the property despite her husband's business losses and lawsuit settlements. This may have been because John Hailey, as part of his final townsite entry proof, had deeded the property to Genevieve in 1884. By October of 1885, she and the Fox children moved back to her hometown of Washington, D. C., while Charles traveled south to the Snake River "to oversee some of his mining claims." That month their Hailey residence was purchased by Dr. Newell J. and Celia Brown for \$1,500.¹²

Newell J. Brown, a Canadian native, served as a surgeon for the Union Pacific and Oregon Short Line railroad companies. He followed the construction of the OSL's Wood River branch line into Hailey in 1883. Brown had made several mining and real estate investments in the area. Brown also partnered with Don McKay to buy the Miner's Hospital (later called Alturas County Hospital) near "Smith's Hot Springs" (formerly Croy's Hot Springs, later renamed Hailey Hot Springs). The hot springs were located in the middle of the Mineral Hill Mining District, and the hospital was constructed on the springs' west side in 1881. Local miners initially paid a one-dollar subscription fee per year in order to avail themselves of the hospital's services. The frame building also had a wing devoted to the care of local indigents, whose bills were paid by the county. Brown was the second physician hired to serve the hospital. He later invested in the development of the Hailey Hot Springs Hotel and resort with members of the Robert Strahorn family in the late 1880s to early 1890s. Hailey's population continued to grow, reaching approximately 1,300 by 1890.¹³

Between the years 1885 and 1890, the Brown family made further additions to their Hailey residence. The additions turned the modest Fox home into a more prominent dwelling that matched its streetcorner neighbors, the Riley and former Chase dwellings. Two one-story additions were constructed on the north ends of the original dwelling and first addition by 1888, and a second story was added to the original section and first addition by 1890. In Brown's biographical sketch included in Lewis Publishing Company's *History of Idaho* book (published 1899), his house was described as "a commodious, well appointed and altogether delightful home, in which a generous hospitality is dispensed."¹⁴

During the 1890s, many Wood River residents, including the Brown family, would suffer financial losses caused by national and local events. As early as 1888, world market prices for silver began dropping, and many western mining investors incurred considerable debt. Local smelters closed and the cost of shipping ore from the Wood River mines became prohibitive, causing many to cease operation. Mine workers and suppliers began leaving the smaller camps and towns, decreasing the population that local professionals such as Dr. Brown served. Hailey's population remained stable at 1,500 people, but the mining hamlets of Bullion, Doniphan, and Broadford became ghost towns. In 1896, the miner's hospital near the Hailey Hot Springs burned down, and the adjacent hotel and resort was razed by fire three years later. As was the case with former house owner Charles Fox, Newell Brown threw his hat into the county political ring. He ran for the office of county coroner in 1900, but was defeated in the November elections. A month later, the Browns sold their home to John Baugh, a local druggist and real estate investor, for \$1,500 and moved to California.¹⁵

A strong, but brief revival in Wood River mining activity occurred in the early 1900s, and Hailey's population grew from 1,300 to 2,000 people. The former Brown property underwent further changes during this time. John Baugh took out an \$800 real estate mortgage from Peter Snider, a mining engineer and banker who lived in the former Chase house, located directly across the street on East Second Avenue. Two years later, Baugh sold the former Brown property to Lottie A. and William L. Mercer for \$2,500. Mercer, a physician, had recently moved to Hailey, but he and his wife did not stay there long. They sold the property in 1904 to Earnest A. Worswick, a partner in a quartz-mining operation in Bellevue, for \$2,600.

Earnest Worswick also took out several real estate mortgages on the property during his six-year ownership and made significant changes to the house. He added a second entryway to the south elevation and another room to the north elevation of the gable-front section. These changes were captured in a photograph taken by an unidentified photographer in the winter of 1906 (and were the basis of the recent restoration), with a prosperous-looking Worswick standing in the front yard. By 1909, the local mining boom had already tapered off, and Hailey's economy began to decline once more. Earnest Worswick's Bellevue mining operation ceased and he moved to Nevada's Humboldt Mining District before selling his residence to Dr. John J. Raaf in 1910.¹⁶

John J. Raaf was an Indiana native who came to Hailey, Idaho by 1905. There he worked as a physician, and went through extensive litigation to prove his credentials to practice medicine. His wife, Madge, his son (John E.) and he stayed in Hailey until they moved to Pocatello in 1919. Their Hailey residence was sold in October 1919 to Frank Campbell, a longtime farmer and lead miner in Broadford. Campbell died in 1920, and his wife Sarah inherited the property. As mining prices remained stagnant from World War I to 1927, Hailey's population dropped to 1,500 in the 1920s. By 1930, Sarah Campbell had moved to California to live with her daughter, Mabel Comstock. Sarah deeded the Hailey property to her three daughters: Mabel, Jessie [Aukema] Andrews, and Mary Moore.¹⁷

After the nearby Triumph Mine reopened in 1927, the town of Hailey experienced a small economic recovery. More people came to live and work in the area, including the family of George W. Scott. They moved to Hailey in 1938 so that George could work with his uncle at the Triumph mine. Because of the local housing shortage and for extra family income, they rented out rooms in the home. The Scotts left Hailey in 1943 and sold the house to R. Hunter and Zeo Nelson. Hunter Nelson was a ranger for the Sawtooth National Forest, whose administrative offices were initially located in Hailey from 1933 to 1953. Nelson also worked part-time as a private outfitter and guide.¹⁸

From the 1940s to the 1970s, Hailey's population stalled at approximately 1,500 people, as other areas in Blaine County thrived because of the expanding tourism industry. Ketchum, because of its geographical location near the ski resort of Sun Valley (begun in 1936), became the focal point for population growth and new construction. Nearby Hailey was slow to develop until the 1980s and 1990s. In ten years, its population grew from approximately 2,100 to over 3,600. A major boom occurred from 1990 to 2000, as Hailey's population doubled to 6,200 people. During this time, several of Hailey's historic buildings were extensively remodeled or torn down. Two of the area's most majestic dwellings, the John C. Fox and William T. Riley homes, had already been razed by fires in the 1920s and the 1940s.¹⁹

As is the case with many historic buildings in early "boom and bust" mining towns, there have been several alterations to the house over the years. Originally built as a one-story log cabin in 1881, a one-story T-shaped wing and front porches were added to the house by 1885. The 1888 Sanborn map shows two one-room additions to the residence's north (rear) elevations (on both the original section and wing). By 1890, the Sanborn map indicates that the north addition to the wing section had been considerably enlarged, and a second story had been added to the original gable front and wing sections. In 1907, a one-story, rectangular room had been added to the northeast corner of the original gable-front section and wing. A second enclosed entry was added to the southwest corner of the original section and wing, creating two entries on the south elevation. The house remained in this configuration until at least 1910. Sometime between 1910 and 1920, the large addition in the northeast corner of the house was torn down. In 1938, a one-story addition was rebuilt in that location. After 1943, the one-story northeastern addition was enlarged and extended to be flush with the east elevation. Other alterations after 1943 included replacing the original doorway into the log portion with a picture window, covering the windows that originally flanked the door, and cladding all exterior walls with composition siding.

Some of the ornamental details on the south elevation were changed over time. Sometime between 1910 and 1938, the spindlework porch was removed and replaced with Craftsman-style materials. The porch supports were battered wood piers and the railing was enclosed with beveled wood siding. The wood piers and enclosed railing were removed and replaced with metal porch supports after 1943.

It is difficult to assess how the house's interior changed over time, other than the additions. The original stairway to the second story remains intact. The walls of the log cabin core remain intact, except for a large entryway cut into its west wall sometime before 2000. The second-story rooms on the south end of the house retain their original dimensions and entryways. The door to the room at the top of stairs includes its original transom.

Hunter Nelson owned the former Fox-Worswick property until his death in 1999. His estate sold it to the Wood River Land Trust in 2000. The house's exterior had undergone two major remodeling jobs in the 1930s and the 1960s, greatly altering its appearance. Throughout 2001, the staff of the Wood River Land Trust and K&M Construction Company meticulously restored the house. The house's façade was restored to match its historic exterior as shown in the 1906 photograph of the house, when it was owned by Earnest A. Worswick. The property has retained the original lots platted by John Hailey in 1881.²⁰

The garage retains its historic integrity, except for a change to the double-door entryway. Originally, the doors were sliding ones that hung from a track above the entry. In 2001, these doors were changed to hinged double doors that swing outward. Sometime after 1943 and before 2001, a portion of the original woodshed (which was originally located between the dwelling and the garage) was moved and added to the garage's north elevation.

The history of the Fox-Worswick house, including the changes made to it, exemplifies early settlement and development patterns in Hailey during the earliest mining "boom and bust" period of 1880-1910s. Several of the larger houses built in the neighborhood during this period, such as the W. T. Riley House and the John C. Fox House, are no longer extant. Others have been extensively remodeled. This dwelling and the Eben S. Chase and Simon M. Friedman houses are the most intact examples of more affluent residences of 1880's Hailey. The Fox-Worswick property's changing ownership also reflected the varied backgrounds of entrepreneurs involved in the

early settlement and development of Hailey, as well as during its later boom-and-bust cycles. The present owners have carefully restored its front façade to match its original character at the turn of the 20th century. Therefore, it is eligible on the local level to the National Register of Historic Places under Criterion A.

Developmental history/additional historic context information (if appropriate)

END NOTES

1. Merle Wells, *Gold Camps and Silver Cities* (Moscow, Idaho: Idaho Department of Lands, Bureau of Mines & Geology, 1983), 112-114; Spence, C. Clark, *For Wood River or Bust: Idaho's Silver Boom of the 1880s* (Moscow and Boise, Idaho: University of Idaho Press, Idaho State Historical Society, 1999), 3-9, on file at the Idaho State Archives (ISA). See also McLeod, George, Chapters III and V in *A History of Alturas and Blaine Counties, Idaho* (Hailey, Idaho: *The Hailey Times* [newspaper], 1930).
2. "John Hailey," Idaho State Historical Society (ISHS) Reference Series No. 543, (Boise, 1971); see also 1883 Blaine [Alturas] County Survey Map, available online at the Bureau of Land Management (BLM) office's website for General Land Office (GLO) Records, <http://www.blm.gov/search.html>, accessed July 2008.
3. Claudia Walsworth, "A Reconnaissance Survey of the Old Hailey Townsite," (2006); TAG Historical Research and Consulting, "Reconnaissance-level Survey, Hailey, Idaho: Main Street, Myrtle to Chestnut Streets Plus 4 Misc. Properties" (2007); both on file at the Idaho State Historic Preservation Office (SHPO). Telephone conversations by author with Joan Davies of Hailey, September 2010.
4. *Idaho Tri-Weekly Statesman*, several articles from 9 April 1881 to 7 May 1881; Spence, 34-35. For information on the various stage companies, see Spence, 35; see also "Stage Lines - Yankee Fork, Wood River and Salmon," *Idaho State Historical Society* (ISHS) Reference Series, No. 148 (1971), on file at the ISA.
5. Census records and Civil War pension records online at *Ancestry.com*; *Idaho Tri-Weekly Statesman*, 9 June 1881; *The Wood River Times*, 15 and 19 June, 1881; McLeod, 46; Spence, 30, 107-108.
6. "The Town of Hailey on the Boom," *Idaho Tri-Weekly Statesman*, 7 May 1881, 2; Spence, 35; Blaine County Historical Museum, "Historic Old Hailey: A Nineteenth Century Town" walking tour brochure, 2007.
7. "C. Bunting & Co. [Charles Bunting, a dry goods dealer from Blackfoot] vs. C. B. Fox, June 1, 1881 to May 1885," Writ of Attachment, MS 235, on file at RHO/KCL; "Stephens, et. al. v. C. B. Fox, C. P. Croy, et. al., June 1885, mining claim dispute, and A. D. Williams v. Cunningham E. E., Brown, R. F., Furey, C. H. & Fox, C. B., 1885," (unpaid promissory note, both in "1890 Reconstructed Census Records" collection, ISA. Various articles in the *Wood River Times*, September-October 1881; information on S. J. Friedman from Spence, 36.
8. *Wood River Times*, December 1881-November 1882; "Abstract of Title" on file at the Wood River Land Trust (WRLT), Hailey, Idaho; 1885 Sanborn Fire Insurance Map of Hailey, on microfilm at the ISA.
9. McLeod, 47; Wells, 114; Spence, 15-17, 57.
10. Madeline Buckendorf, "Chase, Eben S. and Elizabeth S., House" NRHP Nomination (September 2008); on file at the Idaho SHPO; McLeod, 46; "Home of William T. Riley" and "Home of J. C. Fox," photographs on file at the Regional History Office of the Ketchum Community Library (RHO/KCL), accessed online at <http://www.thecommunitylibrary.org/catalog>, August 2010; "Hailey, Idaho-Residences," on file in the photograph collection, ISA. See also Alturas and Blaine County Deeds, on file at the Clerk's Office, Blaine County Courthouse, Hailey, Idaho.

11. "The Town of Hailey on the Boom," *Idaho Tri-Weekly Statesman*, 7 May 1881, 2; Spence, 155; "Historic Old Hailey" walking tour brochure. For information on Basque-Americans in Hailey, see "The Rialto Hotel," NRHP Nomination, (March 2009); on file at the Idaho (SHPO), Boise
12. "Abstract of Title" on file at the WRLT; *Wood River News-Miner*, 2 October 1885, [3].
13. "Newell J. Brown," in *History of Idaho* (Chicago; Lewis Publishing Co., 1899), 185-186. For other personal information on Brown, see census records accessed through *Ancestry.com*, May 2010. For Brown's involvement in the Hailey Hot Springs, see --"Prospectus," Hailey Hot Springs" [c. 1890], MS 467, on file at RHO/KCL; Alturas County Assessment Rolls, 1886 and 1890, both in "1890 Reconstructed Census Records" collection, ISA.
14. Quote from "Newell J. Brown" in *History of Idaho*, 185. See also Sanborn Fire Insurance maps of Hailey, 1888-1890, on microfilm at the ISA.
15. For Brown see the *Wood River News-Miner*, November-December 1900; "Abstract of Title" on file at the WRLT. For mining and population information, see Spence, 228.
16. For personal information on Baugh, Mercer, and Worswick, see census and other records accessed through *Ancestry.com*, May 2010; "Abstract of Title" on file at the WRLT.
17. For information on Raaf, see census and other records accessed through *Ancestry.com*, May 2010; "State of Idaho v. John J. Raaf, December 1907," MS 414, on file at RHO/KCL. For information about the Campbell family, see census and other records accessed through *Ancestry.com*, May 2010. For Raaf and Campbell, see also "Abstract of Title" on file at the WRLT.
18. For information about the Scott family, see census and other records accessed through *Ancestry.com*, May 2010; Edith Scott Bunker, *Hailey Days* [n.p., n.d.], on file at the WLT; "Abstract of Title" on file at the WRLT. For information on the Triumph Mine, see Wells, 118; Spence, 230. For information about R. Hunter and Zeo Nelson, property history files at WRLT; telephone conversation by author with Joan Davies, Hailey, June 2010.
19. TAG Historical Research & Consulting, "Reconnaissance-Level Survey, Hailey, Idaho: Main Street, Myrtle to Chestnut Streets," (June 2007); for recent population statistics, see Riley Moffatt, *Population History of Western U.S. Cities & Towns, 1850-1990* (Lanham, Maryland: Scarecrow Press, 1996), 93. See also "Gone by the Wayside" on the Hailey Historic Preservation's website: <http://www.haileycityhall.org/historicPreservation/wayside.asp>, accessed in 2010.
20. "Abstract of Title," historical photographs in property history files, and blueprints, all on file at the WRLT.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

Bunker, Edith Scott. *Hailey Days*. [n.p., n.d.] On file at the Wood River Land Trust office, Hailey, Idaho.

Davies, Joan. Telephone communication with author, in author's personal files. June 2010.

Hailey, Idaho. "Abstract of Title," historical photographs, blueprints, and other historical materials on file at the offices of the Wood River Land Trust.

"Historic Old Hailey: A Nineteenth Century Town" walking tour brochure. Hailey, Idaho: Blaine County Historical Museum, May 2007. Accessed online at <http://www.haileycityhall.org/historicPreservation/walkingTour.asp>.

Idaho. Idaho State Archives. "Hailey, Idaho-Residences," on file in the photograph collection.

_____. _____. [Boise] *Idaho Tri-Weekly Statesman*, 9 June 1881 [n. p.]. On microfilm.

_____. _____. *Wood River* [Hailey, Idaho] *News-Miner* newspaper, October 1885; November-December 1900.

_____. _____. *Wood River* [Hailey, Idaho] *Times* newspaper, June 1881-November 1882.

_____. _____. "Idaho, 1890: A Reconstructed Census." Index accessed online at http://www.idahohistory.net/1890_census.html, May 2010.

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_____. Idaho State Historic Preservation Office. Buckendorf, Madeline. National Register of Historic Places (NRHP) Nomination Form, "Chase, Eben S. and Elizabeth S., House." September 2008.

_____. _____. Buckendorf, Madeline. NRHP Nomination Form, "The Rialto Hotel." March 2009.

_____. _____. TAG Historical Research & Consulting. "Reconnaissance-Level Survey, Hailey, Idaho: Main Street, Myrtle to Chestnut Streets." June 2007.

_____. _____. Walsworth, Claudia. "A Reconnaissance Survey of the Old Hailey Townsite." June 2006.

Ketchum, Idaho. Regional History Department, Ketchum Community Library. Historical Photograph Collection, Manuscripts, and historical ephemera.

McLeod, George A. *A History of Alturas and Blaine Counties, Idaho*. Hailey, Idaho: The Hailey Times [newspaper], 1930.

Moffatt, Riley. *Population History of Western U.S. Cities & Towns, 1850-1990*. Lanham, Maryland: Scarecrow Press, 1996.

"Newell J. Brown." in *History of Idaho*. Chicago; Lewis Publishing Co., 1899.

Spence, Clark C. *For Wood River or Bust: Idaho's Silver Boom of the 1880s*. Moscow and Boise, Idaho: University of Idaho Press, Idaho State Historical Society, 1999.

United States. Department of Interior, Bureau of Land Management. General Land Office records. Blaine County original survey map, 1883. Accessed at <http://www.blm.gov/search.html>, July 2008.

United States. Bureau of the Census. United State Census, 1870-1930. Accessed through *Ancestry.com*, July 2008.

Wells, Merle. *Gold Camps and Silver Cities*. Moscow, Idaho: Idaho Department of Lands, Bureau of Mines & Geology, 1983.

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 Wood River Land Trust, Hailey, Idaho.
- Name of repository: _____

Historic Resources Survey Number (if assigned): IHSI# 13-016310

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>11</u>	<u>717130</u>	<u>4822140</u>
	Zone	Easting	Northing

3	_____	_____	_____
	Zone	Easting	Northing

2	_____	_____	_____
	Zone	Easting	Northing

4	_____	_____	_____
	Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The Easterly 60 feet of Lots 7, 8, 9, 10, 11, and 12 in Block 39 of the City of Hailey, according to the official plat of the townsite of Hailey on file in the Office of the County Recorder of Blaine County, Idaho. Tax Parcel# RPH0000039007A.

Boundary Justification (explain why the boundaries were selected)

The above description is the legal description of the property's boundaries.

11. Form Prepared By

name/title Madeline Buckendorf

organization Madeline Buckendorf Consulting, LLC

date August 27, 2010

street & number 1805 Everett Street

telephone 208-454-3435

city or town Caldwell

state ID

zip code 83605

e-mail madelineb@cableone.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)
- **Figure 1:** Copy of historic 1906 photo of Fox-Worswick House printed on archival paper
- **Figure 2:** Fox-Worswick house footprint changes over time

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Fox-Worswick House

City or Vicinity: Hailey

County: Blaine

State: Idaho

Photographer: Madeline Buckendorf

Date Photographed: 5/4/2010; 5/5/2010

Description of Photograph(s) and number:

- 1 of 14.** Site Overview. Facing Northwest.
 - 2 of 14.** South Elevation, on E. Bullion St. Facing North.
 - 3 of 14.** East Elevation. Facing West.
 - 4 of 14.** North and West Elevations. Facing Southeast.
 - 5 of 14.** West Elevation. Facing Northeast.
 - 6 of 14.** Detail of Porch, South Elevation. Facing Northwest.
 - 7 of 14.** Interior Detail of Cottonwood Log Construction, North Elevation. Facing South.
 - 8 of 14.** Detail of Corner Notching. Facing Southeast.
 - 9 of 14.** Detail of Original Interior Stairway. Facing East.
 - 10 of 14.** Former location of privy, c. 1890. Facing Southeast.
 - 11 of 14.** Original Lace-like Bracket, found in house. Facing West.
 - 12 of 14.** Original Bevel Siding, found on house. Facing West.
 - 13 of 14.** Garage/woodshed, North and East elevations. Facing Southwest.
 - 14 of 14.** Garage/woodshed. South and West elevations. Facing Northeast.
-

Property Owner:

(complete this item at the request of the SHPO or FPO)

name Wood River Land Trust
street & number 119 East Bullion Street telephone 208-788-3947
city or town Hailey state Idaho zip code 83333

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

FIGURE 1



Fox-Worswick House
 119 E. Bullion Street
 Hailey, Blaine County, Idaho
 Madeline Buckendorf, 5/4/10
PHOTO POINTS MAP--NOT TO SCALE

KEY:
 Driveway= ---
 Attached porch=
 Original log cabin= ====
 Photo points= ◆→

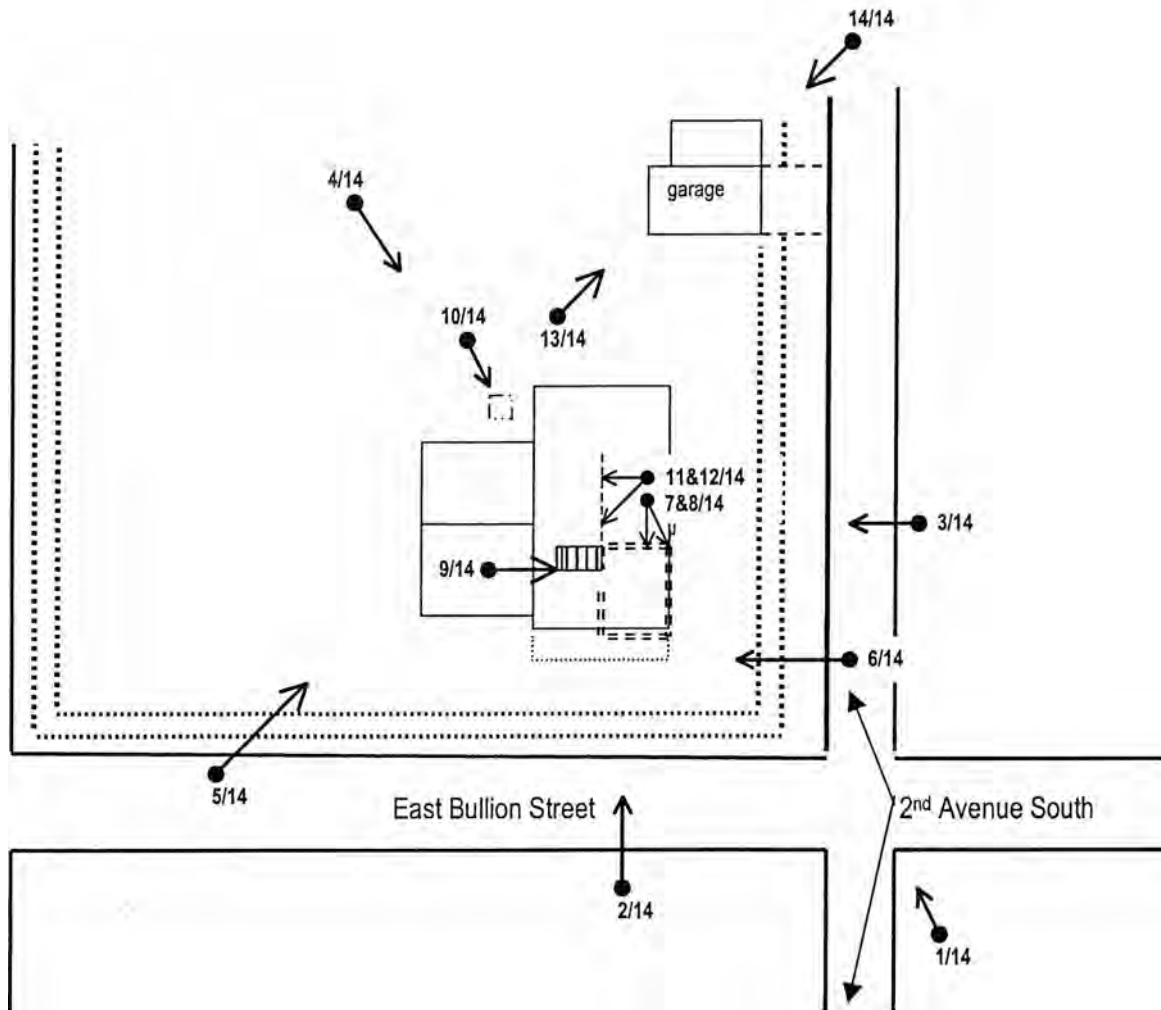
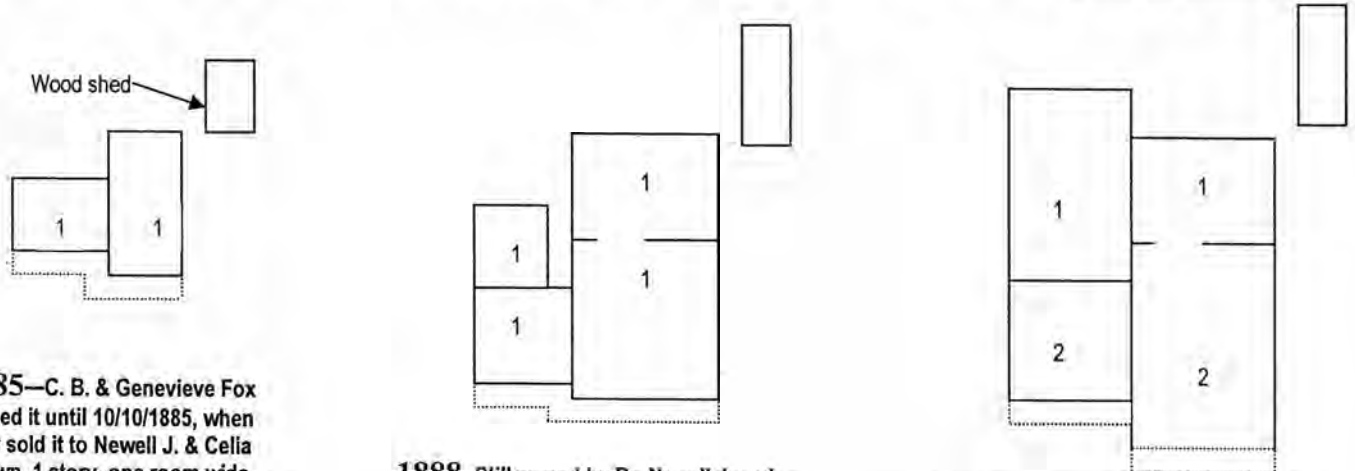


Figure 2

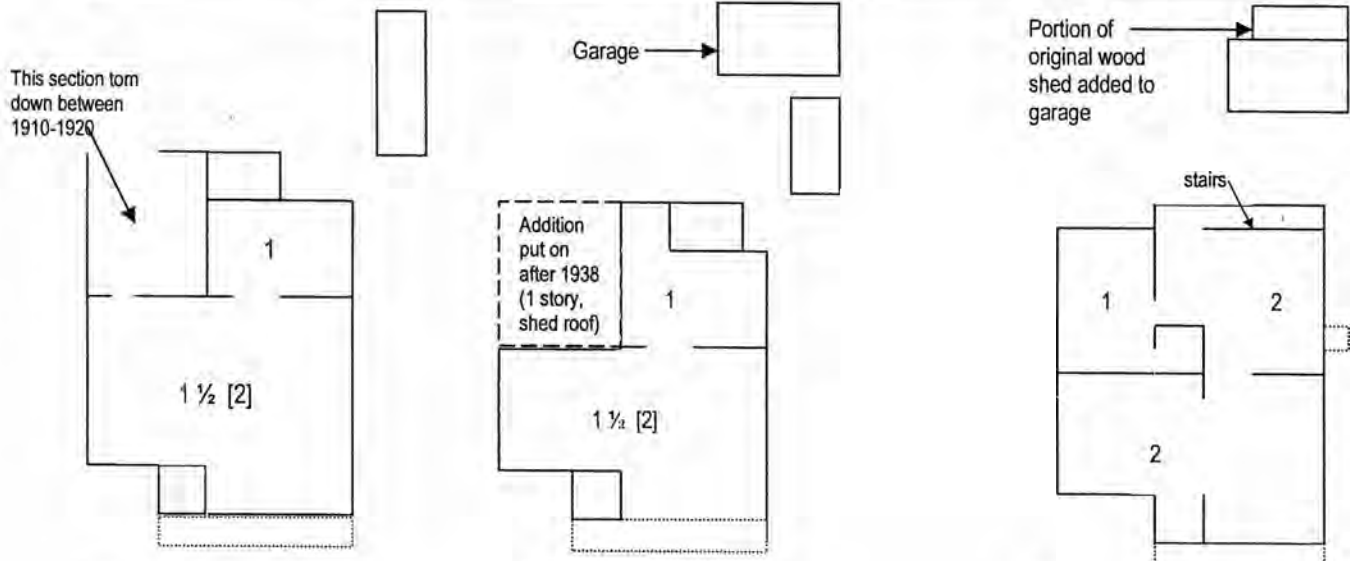
FOX-WORSWICK PROPERTY--SANBORN MAP FOOTPRINTS OVER TIME, 1885-2010 [NOT TO SCALE]



1885—C. B. & Genevieve Fox owned it until 10/10/1885, when they sold it to Newell J. & Celia Brown. 1 story, one room wide.

1888—Still owned by Dr. Newell J. and Celia Brown; 1 story plus all 1-story additions. Wood shed lengthened.

1890—still owned by Brown; original T-shaped portion has a second story added; NW addition expanded.



1906—E. A. Worswick owned it from May 1904 to April 1910. (See photo.)

1920-31—Sold 1/3/1919 to Frank Campbell of Broadford; later belonged to estate of Sarah Campbell until 1930; Campbell daughters sold it to George W. & Leone Scott in 1938.

2010—remodeled by Wood River Land Trust in 2001-2002. Previously owned by R. Hunter & Zeo Nelson, who purchased it via Joseph Fuld from the Scotts in 1943.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fox--Worswick House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IDAHO, Blaine

DATE RECEIVED: 7/22/11 DATE OF PENDING LIST: 8/15/11
DATE OF 16TH DAY: 8/30/11 DATE OF 45TH DAY: 9/06/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000613

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8-31-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Fox-Warwick House, Blaine County, ID



Fox-Worswick House, Blaine County, ID



Fox - Worswick House, Blaine County, ID



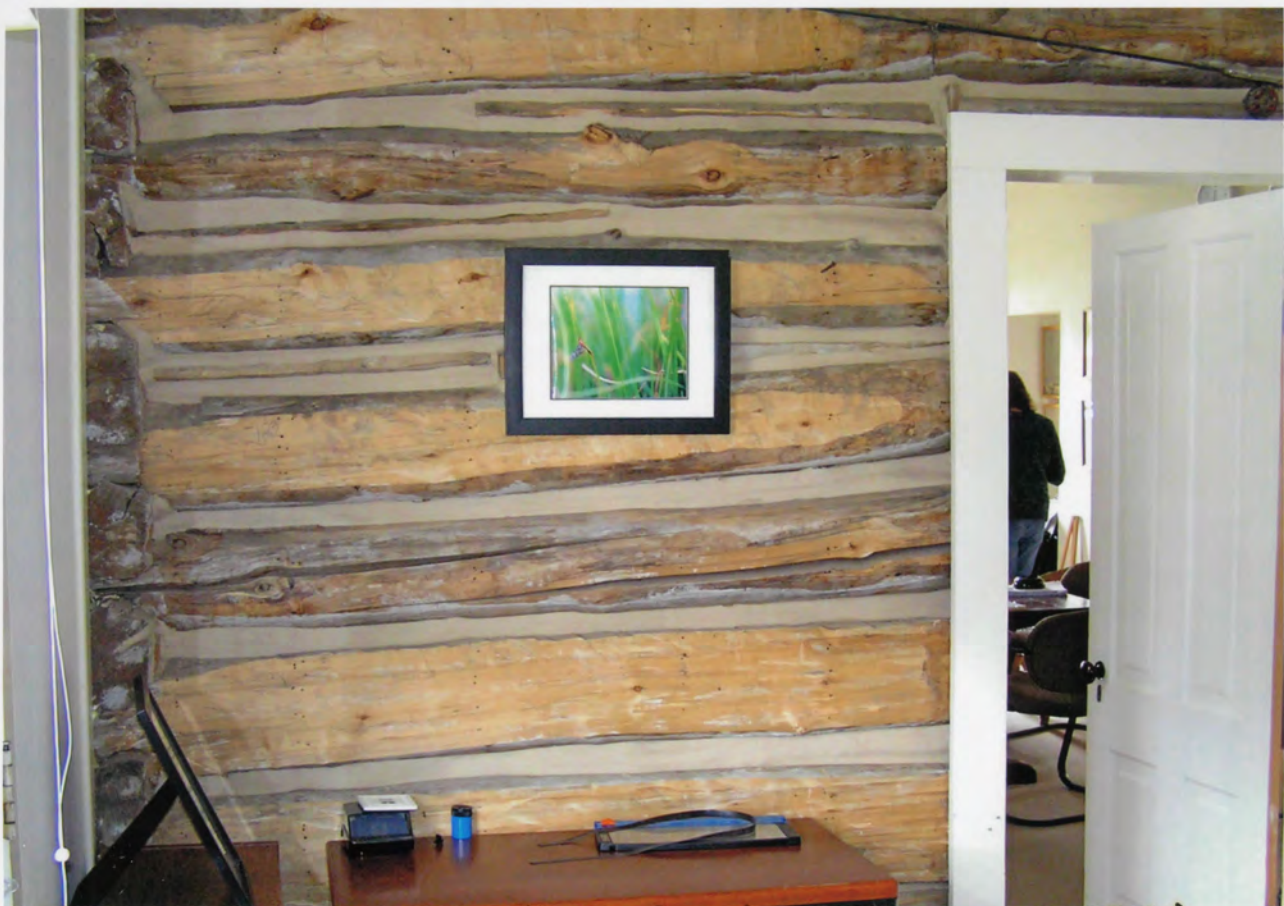
Fox-Worswick House, Blaine County, ID 48 of 14



Fox-Worswick House, Blaine County, ID 5 of 14



Fox-Worswick House, Blaine County, ID 60714



Fox-Worswick House, Blaine County, ID



Fox-Worswick House, Blaine County, ID 8 of 14



Fox-Worwick House, Blaine County, ID 9 of 14



Fox-Worswick House, Blaine County, ID 10 of 14



Mining 1880 - 1909



Louisa and John Halley pose with their first of four children, George, circa 1881



In late 1880, stagecoach operator, John Halley established the Halley townsite at 5,328 feet above sealevel. After finding rich veins of ore, primarily silver, some one to two feet thick worth \$80 to \$150 a ton, the rush was on in the Wood River Valley. Townships popped up in Oatona, Ketchum, Deer Creek, Warm Springs, Great Falls, Multnomah, Blue River, and Halley. Bellevue boomed in

By the end of 1881, seventy-five buildings and five first class saloons had been constructed in Halley. In addition, over a hundred tents provided temporary shelter for the lowest new residents. Resident Carrie Stralton referred to Halley as "the most orderly mining town imaginable and its citizens were largely first class, superior to those of any other frontier settlement." In 1882 alone, over one million dollars worth of

Fox-Warwick House, Blaine County, ID

11 of 14



Hailey 1930 - 1959

In the early 1930's, Union Pacific Railroad executives began scouting the area for the location of a new resort. In 1936, they established Sun Valley, billing it as the United States' first destination ski resort. From 1940 to 1970, Hailey remained a quiet town centered around small town life. Agriculture, cattle grazing, and sheep raising were the major economic forces throughout this period.

The Hunter Nelson House is an early 20th-century structure, built in 1910, and is one of the few remaining structures in the town of Hailey, Idaho.



Viewed from the house where the backdrop, July 1938



12 of 14

Fox-Warwick House, Blaine County, ID



Fox-Worswick House, Blaine County, ID

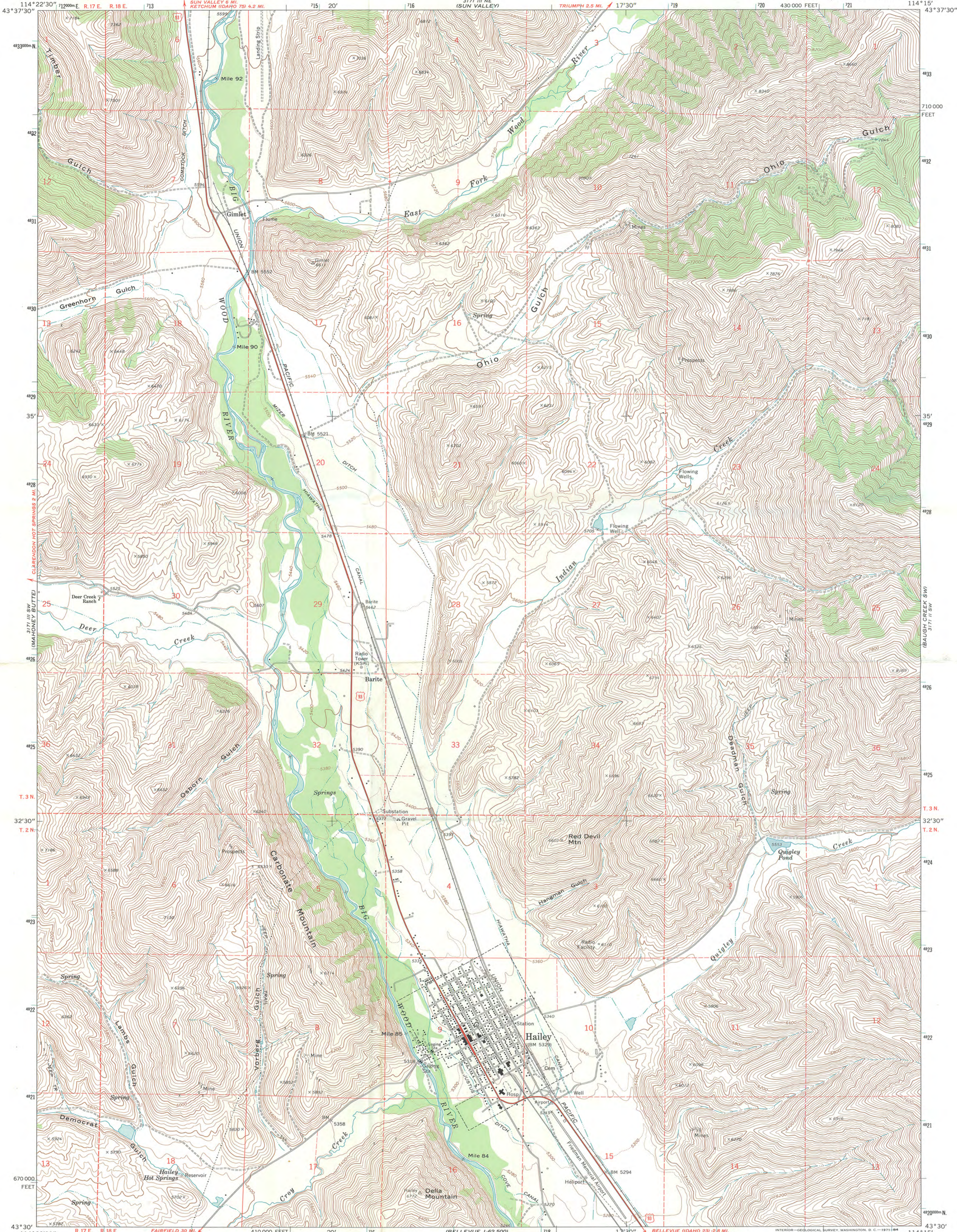


Fox-Worswick House, Blaine County, ID 14 of 14

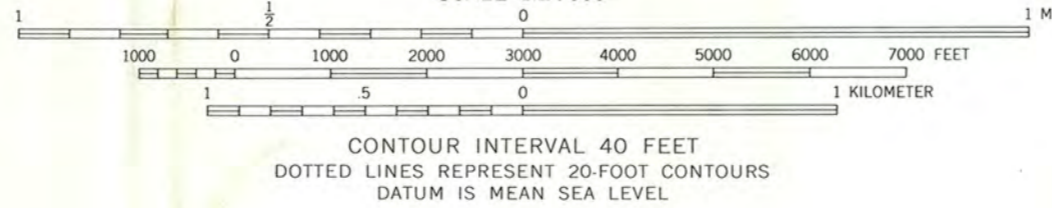
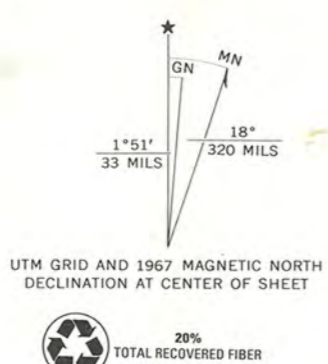


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

HAILEY QUADRANGLE
IDAHO—BLAINE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1967
Polyconic projection. 1927 North American datum
10,000-foot grid based on Idaho coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue
Fine red dashed lines indicate selected fence lines



CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

*Fox-Worswick House
119 E. Bullion St.
Blaine Co., Hailey, ID*

ROAD CLASSIFICATION
Heavy-duty ————
Light-duty ————
Unimproved dirt
U.S. Route

UTM Ref.:
11M17130/4822140
USGS Quad Hailey, ID
7.5 min.

HAILEY, IDAHO
N4330—W11415/7.5
1967
AMS 3171 III SE—SERIES V893



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



MEMORANDUM



TO: Keeper of the National Register
FROM: Tricia Canaday - Idaho SHPO
DATE: July 14, 2011
SUBJECT: Enclosed NRHP nomination

C.L. "Butch" Otter
Governor of Idaho

Janet Gallimore
Executive Director

The enclosed materials are being submitted for the following document:

*Fox-Worswick House
Blaine County, Idaho*

Administration
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

**Membership and Fund
Development**
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 514-2310
Fax: (208) 334-2774

**Historical Museum and
Education Programs**
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

**State Historic Preservation
Office and Historic Sites
Archaeological Survey of Idaho**
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Statewide Sites:
• Franklin Historic Site
• Pierce Courthouse
• Rock Creek Station and
• Stricker Homesite

Old Penitentiary
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Idaho State Archives
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Fax: (208) 334-2626

North Idaho Office
112 West 4th Street, Suite #7
Moscow, Idaho 83843
Office: (208) 882-1540
Fax: (208) 882-1763

- 1 Original NRHP nomination form on archival paper
- _____ Multiple Property Nomination form on archival paper
- 14 5x7, archival color photographs
- _____ 8x10, black and white photographs
- _____ 8 1/2 x11, black and white photographs
- 1 Electronic Image File CD
- 1 Original USGS quad map(s)
- 1 8 1/2 x 11 site map on archival paper
- 2 Other: Figures 1 & 2 attachments printed on archival paper

Comments:

If you have any questions about this nomination, please contact me at 208.334.3861 x102.

