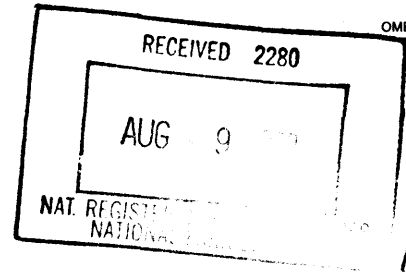


United States Department of the Interior
National Park Service

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 Caldwell Residential Historic District
other names/site number Dorman, Washington Heights, and Steunenberg's Acreage Additions

2. Location

street & number Roughly bounded by Cleveland Blvd., Everett St., S. Twelfth Ave. and S. Twentieth Ave. N/A not for publication
city or town Caldwell N/A vicinity
state Idaho code ID county Canyon code 027 zip code 83605

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 8 August 02
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 9/23/02
Signature of the Keeper Date of Action

Caldwell Residential Historic District
Name of Property

Caldwell, Canyon County, 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.

Areas of Significance
(Enter categories from instructions)

Community Planning
And Development
Architecture

Period of Significance
1891-1950

Significant Dates
1891, 1895, 1905, 1907, 1910,
1921, 1937, 1941, 1948, 1950

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation
N/A

Architect/Builder
Tourtellotte and Hummel Architects
Wayland and Fennel Architects
David Dorsey (Designer)
Harold Shaw (Designer)

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

X 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
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

- Primary location of additional data:**
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Name of repository:
Caldwell Public Library

X See continuation sheet(s) for Section No. 9

Caldwell Residential Historic District
Name of Property

Caldwell, Canyon County, Idaho
City, County, and State

10. Geographical Data

Acreage of property 55 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/1	<u>5/2/5/4/0/0</u>	<u>4/8/3/4/0/8/0</u>	B 1/1	<u>5/2/5/4/6/0</u>	<u>4/8/3/4/1/4/0</u>
Zone	Eastings	Northing	Zone	Eastings	Northing
C 1/1	<u>5/2/6/1/4/0</u>	<u>4/8/3/3/5/2/0</u>	D 1/1	<u>5/2/5/8/6/0</u>	<u>4/8/3/3/2/2/0</u>
E 1/1	<u>5/2/5/6/8/0</u>	<u>4/8/3/3/9/0</u>	F 1/1	<u>5/2/5/2/8/0</u>	<u>4/8/3/3/9/3/0</u>

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 Madeline Kelley Buckendorf
organization The Arrowrock Group, Inc. date September, 2001
street & number PO Box 7333 telephone 208-454-3435
city or town Boise state ID zip code 83701-7331

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 _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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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Introduction

The Caldwell Residential Historic District reflects ideals of early 20th-century Progressive influences on city beautification and suburban planning. Tree-lined boulevards and streets, parks, and stylish single-family residences within easy access to public transportation were the hallmark of this early Caldwell subdivision. Properties within the District also illustrate the influence of many popular styles of architecture, both planbook and architect-designed, from the 1890s to the 1950s. A large majority of the area's homes and streetscapes retain their essential historical and architectural characteristics and have been evaluated as contributing to a residential historic district.

General Characteristics

The Caldwell Residential Historic District includes the extant residential portions (Blocks 29-34, 39; and one-half of Blocks 20-22, 38) of the Dorman Addition, which was the first residential subdivision platted by entrepreneur Henry Dorman east of the downtown business core in 1891. These portions of the Dorman Addition are located between South 12th and 16th avenues, from Cleveland Boulevard to South Fillmore Street, and include some of the northwestern portions of blocks along Dearborn and Everett streets. The present site of the Albertson College of Idaho [formerly the College of Idaho] creates the historic residential district's easternmost boundary along South 20th Avenue. All blocks within the historic boundaries of the Washington Heights Addition (platted in 1895) are included in the historic residential district, excepting the southeast one-half of Blocks 35, 36, and 38. Most of the residences on these blocks have been extensively altered. The boundaries of Washington Heights include 20th Avenue along portions of Cleveland Blvd., Dearborn, Everett, and Fillmore streets; all blocks between South 20th and South 16th avenues from the alleyway between Blaine Street and Cleveland Boulevard south to portions of Fillmore Street between South 20th and South 16th avenues; and the southeastern portions of South 15th, South 14th, and South 13th avenues. The north one-half of Lots 15-23A in the Steunenberg's Acreage addition (platted in 1921) facing Fillmore Street are included in the District. All of these historic additions were adjacent to an interurban streetcar loop that encircled the Boise River Valley, and ran from 1907 to 1927. The additions that comprise the Historic District are located on a small hill that gradually rises above the Boise River (located northwest of Caldwell) and Indian Creek (running from southeast to northwest through Caldwell). The hill slopes downward at the southern end of the Washington Heights and Steunenberg's Acreage additions. The entire residential area was historically referred to as "The Heights," or "The Hill."

The main thoroughfare in the residential district is East Cleveland Boulevard, which runs east-west. The street is part of the original town plat, created in 1883, although the name of Cleveland Boulevard at that time was Owyhee Street. The original townsite provided an 80-foot right-of-way for the Boulevard; the subsequent additions continued the same. The dimensions of each block in the Dorman and Washington Heights additions were 300 feet by 256 feet, divided by an east-west running, sixteen-foot alley.

Most of the blocks in the residential district were historically divided into 24 lots, twelve on

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each side of the service alley, each lot with a frontage of 25 feet and a depth of 120 feet. Most typically, a house was situated on two of these lots, although some parcels were 75 feet wide. The Washington Heights developers originally divided each block into only four (equal) parcels, but ultimately their development also had 50-foot frontages. The rectangular grid was a standard practice all over Idaho and many other parts of the West.

Steunenberg's Acreage was the last of the land holdings that had been acquired by Frank Steunenberg, one of the early settlers and real estate promoters of Caldwell and, later, Governor of Idaho. The acreage was not platted by the Steunenberg family until 1921. These original platted lots measured 75 feet by 256 feet; all but two original lots were split into two separate lots that measured 75 feet by 128 feet when they were annexed into the city in the early 1950s. The lots in Steunenberg's Acreage were not developed until the 1930s. Houses were built there toward the end of the depression years, when federal home-loan funds became more affordable and accessible to the common person. The streetscape on the southeast side of Fillmore Street reflects the area's later development, with sidewalks placed at the edge of the street, garages placed beside or attached to the dwellings, with no alleyways behind or front porches on the newer-styled residences. However, the setbacks, tree plantings and other ornamental landscaping are similar to other portions of the proposed Caldwell Residential Historic District. The houses built in Steunenberg's Acreage Addition exemplified popular architectural styles common throughout the historic residential district after 1930. Middle-class families of diverse occupations also settled throughout the three additions, giving the entire district a homogeneous population. The original Dorman and Washington Heights additions, along with the later Steunenberg's Acreage Addition, reflect changing patterns of suburban development during the first half of the 20th century.

Architectural Styles

Properties within the proposed Caldwell Residential Historic District represent many popular architectural styles, both planbook and architect-designed, from the 1890s to the 1950s. These homes exemplify how architectural trends and motifs influenced planbook designs that were more affordable to "the common man." Several houses exhibit classical architectural details mixed with traditional or vernacular plans. Variations of each major housing style is found within the District, from Queen Anne, Craftsman, Colonial Revival, Prairie School, Spanish Colonial Revival (or Spanish Eclectic), Tudor Revival, Moderne, International, and more contemporary forms such as Ranch and Minimal Traditional.

The earliest style of architecture found in the District is the Queen Anne style, popular in the United States from 1870 until 1910. Stylistic details include a steeply pitched and irregular-shaped roof, patterned shingles, wrap-around porches, and cutaway bay windows. Many late-Queen Anne-style houses in Idaho exhibit classical details reminiscent of the Colonial Revival style, such as simple columns for porch supports, and the use of round and Palladian windows. Only a few modest examples of Queen Anne-influenced architecture remain in the Dorman and Washington Heights additions, indicating slow growth in the area until the 20th century. An early 20th-century, side-gabled example is the L. H. Dille house, designed by the prominent Boise architectural firm of Tourtellote and

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Hummel and built in 1904 at 1204 Dearborn St. (Field No. 126). Though somewhat altered, this one-and-one-half-story dwelling still retains its steep gabled roof with fancy-cut shingles in the eaves. The house also features a large gable-roofed dormer on its north façade, which also is clad with fancy-cut shingles. The north façade of the dormer includes a window with leaded-glass panes and a decorative triangular panel located above it. Small fan-shaped lights are located in the middle of the gable-end eaves (one can be seen in the streetscape photo of Dearborn St. between 13th and 12th avenues), and an altered bay is located on the building's west façade.

Other Queen Anne-influenced houses in the District include ones at 1518 Dearborn St. (Field No. 100) and 1510 Cleveland Blvd. (Field No. 020), all built by the 1910s. Though the siding has been altered, the house at 1518 Dearborn St. is a one-story, wood-framed building with a pyramidal roof, an offset gable-roofed extension on the north façade facing the street, and a partial wrap-around porch with classical pillars. The Dr. John Gue residence at 1510 Cleveland Blvd. was built in 1907, and includes decorative shingles on its hipped-roofed dormer, and an ox-eye window on its west façade. Its foundation is composed of "Miracle Brick," which was concrete poured into casts to give it the appearance of rusticated stone masonry.

The former Seventh-Day Adventist Church at 1523 Everett St. (Field No. 168), built sometime between 1900 and 1912, also displays Queen Anne ornamentation. The one-and-one-half-story building has a steep, cross-gabled roof with fancy-cut shingles located above the return eaves. A turret-like entryway is located at the southeast corner of the building and is topped with a hipped roof. Windows on each façade imitate Gothic Revival style, arched ribbon windows. The Gothic-style windows and turret were common stylistic elements found on many small Christian churches at the turn of the 20th century.

Houses of no particular architectural style, but based on traditional and vernacular plans, were also built in the Historic District during the 1890s to 1900s. An 1890s wood-framed and -sided residence constructed at 1724 E. Cleveland Blvd. (Field No. 042) was first a traditional one-room, or single-cell, house with a lava rock (basalt) foundation. As the family grew and its fortunes improved, additions were built to the house. By 1907, the structure became a two-story house based on the gabled-ell plan. The gable-front-and-wing plan, a house form common in the early 1900s, was composed of two wings of two stories each conjoined to form an L-shape. Though this planbook pattern was typically used for farm houses, it appeared in many burgeoning Idaho towns.

Another popular vernacular plan in early rural and urban Idaho was the four-square plan, which mainly occurred between 1900 and 1910. The four-square house plan consists of two stories of four rooms each, topped with a pyramidal or hipped roof. The H. H. Hayman house at 1522 S. Dearborn St. (Field No. 099), constructed in 1906, presents a simple version of the four-square plan (see streetscape photo of Dearborn St. between S. 19th and 20th avenues, on the right). The Dr. Clifford Kaley residence at 1416 E. Cleveland Blvd. (Field No. 013), constructed in 1909, is a more refined example of the four-square plan. The Kaley house's shallow hipped roof and wide overhanging eaves suggest the influence of the Prairie School style of architecture. Both wood-framed and -sided dwellings also have exposed rafters under the eaves, a characteristic of the Craftsman style of architecture.

Colonial Revival-style houses were prevalent in Idaho towns from 1902 to 1920, and re-appeared in later decades. Common elements of the style include classical porch columns, a

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decorative pediment over an accentuated front door, and multi-paned sash windows. The Stowell Dudley home at 1601 Dearborn St. (Field No. 097), built in 1920, presents a classical subtype of the Colonial Revival style that became dominant after 1910. The two-story, side-gabled house is constructed of brick masonry and has a symmetrical façade. The brick belt course, the classical pediment supported by slender columns, and the fan-shaped window and sidelights accentuating the central doorway are characteristics of this particular subtype.

Another subtype of the Colonial Revival style was a gambrel-roofed residence, sometimes referred to as "Dutch Colonial." The modest, wood-framed house at 1521 E. Cleveland Blvd. (Field No. 024) is a one-and-one-half-story example of this subtype. The side-gambrel roof with flared eaves and the shed dormer are common features of the "Dutch Colonial" style. This form was predominant during the 1920s and 1930s. The dwelling also has a modest, pediment-like entryway cover suggestive of a decorative pediment.

Colonial Revival-style homes remained popular through the late 1930s to the 1950s, with two more side-gabled examples being built in Washington Heights and Steunenberg's Acreage additions during this time. Judge Thomas Buckner's 1935 home was constructed at 1722 Dearborn St. (Field No. 082). This wood-clad version had a fan-shaped window above and sidelights flanking its central entryway, similar to the Stowell Dudley home located at 1601 Dearborn St. (Field No. 097). It also has a wheel window, another common characteristic of the Colonial Revival style, on its north (front) façade. A one-story, flat-roofed wing topped with a parapet is located on the residence's east façade. Another side-gabled version of the Colonial Revival style was built in 1940 at 1820 Fillmore St. (Field No. 218). It also includes a stylized door surround and wheel window. This version is sided with a weeping mortar, brick veneer on the first story and with wood weatherboard on the second story. The one-story side wing on the west façade is original to the building, and was a common element in later versions of the Colonial Revival style.

The Christian Science Church at 6235 16th Ave. (Field No. 239), constructed 1950-1951, also included simplified Colonial Revival stylistic elements. The one-story, side-gabled building is covered with a brick veneer. Stylized wooden door and window surrounds are located on each façade, and a small, round window is located on the matching extension on the south façade. The return gable ends are modest imitations of triangular pediments also common to the style.

From 1905 to the 1930s, the Craftsman bungalow dominated middle-class residential construction throughout the United States. Identifying features of the Craftsman style include low-pitched, gabled or hipped roofs, unenclosed roof eaves with exposed rafter ends, decorative knee braces located under the eaves, and porches supported by substantial tapered columns. Caldwell's early residential additions include numerous examples of the style's subtypes: front-gabled; cross-gabled; side-gabled; and hipped roofs. A variety of materials was used in their construction: native lava rock, brick, concrete, poured-concrete "Miracle Brick," cobblestones, wood, and stucco.

Modest Craftsman homes are numerous in the Caldwell Residential Historic District. Examples include the Edwin Hendon house at 1515 Cleveland Blvd. (Field No. 022) and the Arthur Binford home at 1308 E. Cleveland Blvd. (Field No. 005). The Hendon house is a one-and-one-half-story, wood-framed and -sided house of the cross-gabled subtype. Its spare ornamentation includes knee braces in

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the eaves of the main section and gable-roofed, partial front porch. Most of the original double-hung sash windows are still extant, and are composed of three narrow lights in the upper sash and a single light in the lower sash. The Binford house is a one-story, front-gabled subtype, with knee braces and exposed rafters under its eaves.

Examples of larger, more elaborate Craftsman-influenced houses include the 1909 Elmer Clark house at 1402 E. Cleveland Blvd. (Field No. 009) and the I. N. Binford/Grover Knight "airplane" bungalow at 1304 E. Cleveland Blvd. (Field No. 002), built in 1918. Both also exhibit the low-pitched roofs, overhanging eaves, and one-story porches with massive supports that are the hallmarks of the Prairie School of architecture, popular from 1900 to 1920.

The two-story Elmer Clark dwelling is an asymmetrical subtype of the Craftsman style, framed with wood and sided with wooden clapboard. Its wrap-around porch is composed of brick masonry capped with concrete on the balustrades and brick porch supports. A distinctive brick, corbeled chimney is located near the west edge of the hipped roof. The roof also has a hipped-roof dormer located on its northern façade. A small shed-roofed addition was placed later on the dwelling's east façade, but the house still retains most of its original massing and characteristics.

The wood-framed Binford/Knight house has been described in the past as an "airplane bungalow," because the multiple gables resembled the wings of a biplane. The dwelling's gable-roofed second story projects above the wide eaves of the first-story hipped roof, creating the effect of a control tower. Massive brick porch supports are located underneath the double-gabled entryway roof, common elements of both the Craftsman style and Prairie School of architecture.

Two side-gabled Craftsman examples are located at 1422 E. Cleveland Blvd. (Field No. 016) and 1615 Dearborn St. (Field No. 092), both built circa 1915-1920. The roofs on both wood-framed and -sided houses sweep down over full-width front porches. Large gable-roofed dormers dominate the rooflines of their street-facing facades. The Peckham house at 1422 E. Cleveland Blvd. has brick masonry porch balustrades capped with concrete, and brick porch piers extending from the ground to the first-story eaves. Decorative false beams are located under the enclosed eaves. The home at 1615 Dearborn St. is distinguished by its massive battered porch supports composed of concrete masonry; the masonry continues in a curve over the entryway and joins the supports together. The porch balustrades and railings are composed of brick masonry with concrete caps.

In the 1930s, the Tudor Revival style of architecture became popular in Caldwell and other Idaho towns. Common elements of the Tudor Revival style included a steeply pitched roof, usually with a dominant front or cross gable; decorative half-timbering; tall, narrow, casement windows; and massive chimneys. Tudor Revival-style homes were made more affordable to the average person by the use of stucco, brick, and stone veneering.

One of the more modest examples in Caldwell is an unpretentious, one-story Tudor Revival-influenced house constructed in 1931 at 1805 Everett St. (Field No. 193). This cross-gabled dwelling is sided with stucco and features a steeply curved, "cat-slide" roof over the rounded doorway. A large, brick chimney is centered in the front gable. Several variations of this house plan can be found throughout the Historic District.

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By the mid-1930s, more picturesque versions of the Tudor Revival style began to appear on Caldwell streets. Among those versions is the Redway home at 1615 E. Cleveland Blvd. (Field No. 029). Built in 1929 by the Welchel brothers, its design was based on a standard house plan called "A Knight's Cottage." The stucco-sided house is topped with wood-roof shingles that curve over the eaves, imitating thatched roofs found on authentic English cottages. Next door to this dwelling at 1617 E. Cleveland Blvd. (Field No. 030), contractor David Dorsey built a small Tudor Revival dwelling with unusual brickwork. The brick headers protrude from the wall, creating a textured pattern. False half-timbering is located in the gable ends of its multi-gabled roof. A similar house was constructed by Dorsey at 514 S. 17th Ave. (Field No. 181).

Another unusual example of a Tudor Revival-influenced dwelling is located at 1623 Cleveland Blvd. (Field No. 032), east of the Redway house and the one constructed by David Dorsey. This one-and-one-half-story example has an unusually steep gabled roof that features a "cat slide" on its west façade and a matching roof over the enclosed entryway. Large shed-roofed dormers project from each side of the steeply pitched main roof. The walls are clad with wood shingles, and wood shakes cover the roof.

Two more outstanding examples of Tudor Revival houses were constructed in the neighborhood during the late 1930s. The brick Jorgensen/Stubblefield home at 1811 Cleveland Blvd. (Field No. 049), constructed in 1936 or 1937, features a recessed arched doorway and door and two steep gables on its south façade. The gabled roof over the doorway sweeps down past the roofline to buttress-like extensions on either side of the entryway. The east façade is composed of a five-sided, tower-like wing with ribbon windows in each side. Some of the windows are multi-paned. Brick lintels are located under the windows, and stepped, brick arches frame the doorway. The other front gable is clad with stucco and false half-timbering. The Glen L. Evans house at 1424 Dearborn St. (Field No. 106) includes a similar arched entryway and half-timbered end gables, but is composed of clinker brick. A massive clinker-brick chimney with corner buttresses is located on its east façade.

A few modest residences influenced by the Spanish Colonial Revival (or Spanish Eclectic) style were constructed in Caldwell during the 1930s. Spanish Revival characteristics include red tile roof coverings, low-pitched roofs, stucco wall cladding, and arched doorways or window openings. Variations of the style were built at 1811 Dearborn St. (Field No. 077) and 1501 Dearborn (Field No. 104). The house at 1811 Dearborn St. features a shallow gabled roof covered with red tile, an arcaded entryway leading to an arched door, and wrought-iron railings across the arched openings into the entryway. A small patio area is located near the entryway. The 1501 Dearborn dwelling is a square structure with a shallow hipped roof and stucco walls. A matching hipped roof tops the arcaded entryway. Tiled, shed roofs top the windows, and decorative attic vents are located on all sides of the house.

The John and Margaret Beall house at 1815 Everett St. (Field No. 196), built between 1931 and 1936, also exhibits some features of the Pueblo Revival Style. Its flat roof with a parapet, protruding decorative tiles arching over the windows, and tile-like projections flanking the

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doorway reflect Pueblo-style detailing. The massive exterior chimney with its elaborate clay top is also a common feature of the Spanish Revival style.

The International Style of architecture came into vogue in the late 1930s and 1940s, influenced by design from Europe. The International Style of architecture focused on the functional features of a building, with all traditional decorative elements discarded. Hallmarks of the style included flat roofs without ledges (also called coping), metal casement windows, smooth wall surfaces with no decorative detailing, and horizontal lines. Ribbon windows and cantilevered projections were also common features.

Only two International-influenced dwellings were constructed in the Washington Heights and Steunenberg Acreage additions. They were the Howard McNeel home at 1824 Fillmore St. (Field No. 216) and the James Lyke residence at 1811 Everett St. (Field No. 195), both constructed in 1941. McNeel, owner of the local lumber company, had his employee, Harold Shaw, design his house. A wood-clad upper story projects slightly over the brick masonry first story. A cylindrical brick bay with ribbon windows is located on the first story. The house also reflects the slightly earlier Art Moderne Style, with its horizontal brick grooves and porthole window in the entryway's door. The brick masonry was not a typical wall material for either the Art Moderne or the International styles. The Lyke house, which has recently been altered, was a simplified version of the International Style. It has metal windows and parapeted flat roofs over the one-story additions that flank the two-story, hipped-roof section. It was originally clad in wood weatherboard siding, also an unusual siding choice for the International Style.

Other houses constructed in the Caldwell Residential Historic District reflected a transition from 1930s architectural styles into more contemporary forms of housing. The John (J. R.) Simplot residence at 1824 Everett St. was built sometime between 1943 and 1945 (Field No. 198; view is obscured by shrubs and vines). Its ornamentation represents a blending of Spanish Revival characteristics with the modern Ranch Style. The Ranch Style of residence is characterized by its sprawling, one-story design with a low-pitched roof, overhanging eaves, and an asymmetrical façade. The Ranch Style's popularity also marks changes in suburban living, with social activities occurring in the back yard and garages moved forward and attached to the side of the house. The Simplot residence includes all of these characteristics, along with some Spanish Revival detailing. Decorative iron grillwork frames the windows and comprises the porch supports. The house's smooth stucco walls are also based on Spanish Revival precedents. A private outdoor area, akin to a partial courtyard, is located to the rear of the house.

A later version of the Ranch Style of dwelling was built at 1910 Everett St. (Field No. 201) in 1953. The Garber house was clad with redwood siding and rock masonry composed of thin slabs of local sandstone shale, called "Owyhee [Mountain] Rose Stone." Similar stone masonry is found on the massive interior chimney. The garage dominates the house, forming a front-gabled, L-shaped wing on the side-gabled living area. Redwood siding in a herringbone pattern is located between the front gable's eaves.

A church based on a more traditional architectural style was constructed in the Caldwell residential neighborhood in 1948. The architect-designed Boone Memorial Presbyterian Church (1321 Dearborn St., Field No. 116) exemplifies many aspects of the Late Gothic Revival Style, with

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some more contemporary building materials used in its construction. The building was constructed of clinker-brick masonry walls tied to a poured concrete foundation by steel collar-and-beam footings. The decorative details on the church's exterior are comprised of precast concrete and cast stone. Its Gothic Revival elements include a steeply pitched, cross-gabled roof, lancet windows topped with label moldings and underscored with concrete lintels, corner buttresses with concrete caps, a large circular window in the gable end, and a precast concrete version of an incised carving over the main entryway. The brick bell tower is topped with a metal spire. The church's exterior has remained unaltered, except for the asphalt shingles that replaced the original cedar shingles on the roof.

The Dorman, Washington Heights, and Steunenberg's Acreage additions have remained stable and cohesive residential neighborhoods over the last 100 years. Commercial development has encroached near the east and west boundaries of the neighborhood, but residents have successfully fought commercial development within the District's boundaries for the last 40 years. The majority of properties within the Historic District are single-family residences. Most of the dwellings retain their original design and setting along the area's tree-lined streets.

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CALDWELL RESIDENTIAL HISTORIC DISTRICT INVENTORY LIST

FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
001	1301 E. Cleveland Blvd.	circa 1900	Other: American Four-Square	Contributing
002	1304 E. Cleveland Blvd.	1918	Craftsman/Bungalow	Contributing
003	1305 E. Cleveland Blvd.	circa 1890		Contributing
004	1307-1311 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
005	1308 E. Cleveland Blvd.	circa 1916	Craftsman/Bungalow	Contributing
006	1317 E. Cleveland Blvd.	circa 1925	Tudor Revival	Contributing
007	406 S. 14 th Ave.	circa 1961	No Style	Non-Contributing
008	1401 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
009	1402 E. Cleveland Blvd.	1909	Prairie School	Contributing
010	1407 E. Cleveland Blvd.	circa 1920		Contributing
011	1410 E. Cleveland Blvd.	circa 1910	Other: American Four-Square	Contributing
012	1411 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
013	1416 E. Cleveland Blvd.	1909	Prairie School	Contributing
014	1419 E. Cleveland Blvd.	no date	Craftsman/Bungalow	Non-Contributing
015	1421 E. Cleveland Blvd.	no date	Craftsman/Bungalow	Non-Contributing
016	1422 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
017	1501 E. Cleveland Blvd.	circa 1900	Queen Anne	Contributing
018	1504 E. Cleveland Blvd.	circa 1915		Contributing
019	1507 E. Cleveland Blvd.	circa 1920		Non-Contributing
020	1510 E. Cleveland Blvd.	circa 1907	Queen Anne	Contributing
021	1511 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
022	1515 E. Cleveland Blvd.	1919	Craftsman/Bungalow	Contributing
023	1520 E. Cleveland Blvd.	circa 1980	No Style	Non-Contributing
024	1521 E. Cleveland Blvd.	circa 1910	Colonial Revival	Contributing
025	1601 E. Cleveland Blvd.	1945	Other: Minimal Traditional	Contributing
026	1602 E. Cleveland Blvd.	circa 1925	Craftsman/Bungalow	Contributing
027	1605 E. Cleveland Blvd.	1937	Other: Minimal Traditional	Contributing
028	1611 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
029	1615 E. Cleveland Blvd.	1929	Tudor Revival	Contributing
030	1617 E. Cleveland Blvd.	1936	Tudor Revival	Contributing
031	1618-1620 E. Cleveland Blvd.	circa 1940	Modern: Ranch	Contributing
032	1623 E. Cleveland Blvd.	circa 1927	Tudor Revival	Contributing
033	402-408 S. 17 th Ave.	circa 1920	Craftsman/Bungalow	Non-Contributing
034	1701 E. Cleveland Blvd.	circa 1940	Other: Minimal Traditional	Contributing
035	1702 E. Cleveland Blvd.	circa 1910		Non-Contributing
036	1709 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing

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FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
037	1710 E. Cleveland Blvd.	circa 1915	Other: Minimal Traditional	Non-Contributing
038	1713 E. Cleveland Blvd.	circa 1945	Other: Minimal Traditional	Contributing
039	1716 E. Cleveland Blvd.	circa 1915	Craftsman/Bungalow	Contributing
040	1717 E. Cleveland Blvd.	circa 1940	Other: Minimal Traditional	Contributing
041	1723 E. Cleveland Blvd.	circa 1920		Contributing
042	1724 E. Cleveland Blvd.	circa 1890	No Style	Contributing
043	414 S. 18 th Ave.	circa 1915	Craftsman/Bungalow	Contributing
044	413 S. 18 th Ave.	circa 1920	Other: Spanish Eclectic	Contributing
045	1801 E. Cleveland Blvd.	circa 1895	Queen Anne	Contributing
046	1802 E. Cleveland Blvd.	circa 1923	Shingle Style	Contributing
047	1805 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
048	1808 E. Cleveland Blvd.	circa 1925	Craftsman/Bungalow	Contributing
049	1811 E. Cleveland Blvd.	circa 1937	Tudor Revival	Contributing
050	1812 E. Cleveland Blvd.	circa 1925	Craftsman/Bungalow	Contributing
051	1815 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
052	1823 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
053	1824 E. Cleveland Blvd.	circa 1927		Non-Contributing
054	416 S. 19 th Ave.	circa 1934	Other: Minimal Traditional	Contributing
055	1901 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
056	1902 E. Cleveland Blvd.	circa 1940	Other: Minimal Traditional	Non-Contributing
057	1908-1912 E. Cleveland Blvd.	no date	No Style	Non-Contributing
058	1909 E. Cleveland Blvd.	circa 1920	Craftsman/Bungalow	Contributing
059	1913 E. Cleveland Blvd.	circa 1910	Craftsman/Bungalow	Non-Contributing
060	1914 E. Cleveland Blvd.	circa 1932	Tudor Revival	Contributing
061	1918 E. Cleveland Blvd.	circa 1934	Tudor Revival	Contributing
062	1919 E. Cleveland Blvd.	no date	No Style	Non-Contributing
063	1923 E. Cleveland Blvd.	circa 1925	Tudor Revival	Contributing
064	1924 E. Cleveland Blvd.	circa 1927	Craftsman/Bungalow	Contributing
065	424 S. 20 th Ave.	circa 1940	Colonial Revival	Contributing
066	1922 Dearborn St.	circa 1920	Tudor Revival	Contributing
067	1915 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
068	1914 Dearborn St.	no date		Contributing
069	1910 Dearborn St.	circa 1906	Other: American Four-Square	Contributing
070	1909 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
071	1904 Dearborn St.	circa 1920		Contributing
072	1901 Dearborn St.	circa 1930	Craftsman/Bungalow	Contributing

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FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
073	1823 Dearborn St.	circa 1940	No Style	Non-Contributing
074	1822 Dearborn St.	no date	Craftsman/Bungalow	Contributing
075	1817 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
076	1814 Dearborn St.	circa 1905	Other: American Four-Square	Contributing
077	1811 Dearborn St.	circa 1930	Other: Spanish Eclectic	Contributing
078	1810/1812 Dearborn St.	circa 1940	Other: Minimal Traditional	Contributing
079	1802 Dearborn St.	circa 1910	Craftsman/Bungalow	Contributing
080	1801 Dearborn St.	1932	Tudor Revival	Contributing
081	1723 Dearborn St.	circa 1910	Craftsman/Bungalow	Contributing
082	1722 Dearborn St.	1935	Colonial Revival	Contributing
083	1720 Dearborn St.	circa 1915		Contributing
084	1713 Dearborn St.	circa 1940	Modern: Ranch	Non-Contributing
085	1712 Dearborn St.	circa 1924	Craftsman/Bungalow	Contributing
086	1709 Dearborn St.	circa 1940	Tudor Revival	Contributing
087	1705 Dearborn St.	circa 1940	Tudor Revival	Contributing
088	1704 Dearborn St.	circa 1930	Tudor Revival	Contributing
089	1701 Dearborn St.	circa 1940	Shingle Style	Contributing
090	1623 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
091	1620 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
092	1615 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
093	1614 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
094	1605 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
095	1604 Dearborn St.	circa 1930	Tudor Revival	Contributing
096	1602 Dearborn St.	circa 1918	Craftsman/Bungalow	Contributing
097	1601 Dearborn St.	1920	Colonial Revival	Contributing
098	1523 Dearborn St.	circa 1915	Craftsman/Bungalow	Contributing
099	1522 Dearborn St.	1909	Other: American Four-Square	Contributing
100	1518 Dearborn St.	circa 1895	Queen Anne	Contributing
101	1515 Dearborn St.	circa 1930	Colonial Revival	Contributing
102	1510 Dearborn St.	circa 1924	Craftsman/Bungalow	Contributing
103	1509 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
104	1501 Dearborn St.	circa 1930	Other: Spanish Eclectic	Contributing
105	505 S. 15 th Ave.	circa 1950	Modern: Ranch	Non-Contributing
106	1424 Dearborn St.	1940	Tudor Revival	Contributing
107	1421 Dearborn St.	circa 1911	Queen Anne	Contributing
108	1417 Dearborn St.	circa 1920	Tudor Revival	Contributing

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FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
109	1414 Dearborn St.	circa 1910		Contributing
110	1413 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
111	1409 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
112	1408 Dearborn St.	circa 1910	Queen Anne	Contributing
113	1402 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
114	1401 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
115	1324 Dearborn St.	circa 1895	Queen Anne	Contributing
116	1321 Dearborn St.	1948	Gothic Revival	Contributing
117	1313 Dearborn St.	circa 1940	Other: Minimal Traditional	Contributing
118	1302 Dearborn St.	circa 1895	Queen Anne	Contributing
119	1301 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
120	1224 Dearborn St.	circa 1904	Queen Anne	Contributing
121	1223 Dearborn St.	circa 1920	Tudor Revival	Contributing
122	1214 Dearborn St.	circa 1930	Tudor Revival	Contributing
123	1211 Dearborn St.	circa 1915	No Style	Non-Contributing
124	1208 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
125	1207 Dearborn St.	circa 1915	No Style	Non-Contributing
126	1204 Dearborn St.	circa 1920	Craftsman/Bungalow	Contributing
127	1203 Dearborn St.	circa 1900	Prairie School	Contributing
128	519 S. 12 th Ave.	circa 1970		Non-Contributing
129	1202 Everett St.	circa 1960	No Style	Non-Contributing
130	1208 Everett St.	circa 1920	Craftsman/Bungalow	Non-Contributing
131	1210 Everett St.	circa 1900	Queen Anne	Contributing
132	1214 Everett St.	circa 1911		Non-Contributing
133	1215 Everett St.	circa 1948	Other: Minimal Traditional	Contributing
134	1220 Everett St.	circa 1925	Craftsman/Bungalow	Contributing
135	1224 Everett St.	circa 1920		Non-Contributing
136	516 S. 13 th Ave.	circa 1925	Craftsman/Bungalow	Contributing
137	522 S. 13 th Ave.	circa 1925	Craftsman/Bungalow	Contributing
138	601 S. 13 th Ave.	circa 1946		Contributing
139	1301 Everett St.	1937	Tudor Revival	Contributing
140	1305 Everett St.	circa 1940	Tudor Revival	Contributing
141	1308 Everett St.	circa 1945	Modern: Ranch	Contributing
142	1311 Everett St.	circa 1945	Other: Minimal Traditional	Contributing
143	1314 Everett St.	circa 1925	Craftsman/Bungalow	Contributing
144	1317 Everett St.	circa 1930	Other: Minimal Traditional	Contributing

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FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
145	1318 Everett St.	circa 1920	Craftsman/Bungalow	Contributing
146	1323 Everett St.	1937	Tudor Revival	Contributing
147	1324 Everett St.	circa 1920	Craftsman/Bungalow	Contributing
148	515 S. 14 th Ave.	circa 1910		Non-Contributing
149	518 S. 14 th Ave.	no date		Contributing
150	519 S. 14 th Ave.	circa 1920		Contributing
151	1402 Everett St.	1939	No Style	Contributing
152	1406 Everett St.	circa 1920		Contributing
153	1407 Everett St.	circa 1915	Craftsman/Bungalow	Contributing
154	1414 Everett St.	circa 1940	Tudor Revival	Contributing
155	1416 Everett St.	circa 1938		Contributing
156	1417 Everett St.	circa 1925	Craftsman/Bungalow	Contributing
157	1422 Everett St.	circa 1939	Tudor Revival	Contributing
158	1424 Everett St.	circa 1945		Non-Contributing
159	518 S. 15 th Ave.	circa 1910		Contributing
160	520 S. 15 th Ave.	circa 1920	Craftsman/Bungalow	Contributing
161	612 S. 15 th Ave.	circa 1935	No Style	Non-Contributing
162	1501 Everett St.	1940	Tudor Revival	Contributing
163	1502 Everett St.	circa 1942	Other: Minimal Traditional	Contributing
164	1510 Everett St.	circa 1945	Other: Minimal Traditional	Contributing
165	1515 Everett St.	circa 1940	Other: Minimal Traditional	Contributing
166	1518 Everett St.	circa 1901		Non-Contributing
167	1519 Everett St.	circa 1921	Craftsman/Bungalow	Contributing
168	1523 Everett St.	circa 1912	Gothic Revival	Contributing
169	1524 Everett St.	circa 1911		Non-Contributing
170	515 S. 16 th Ave.	circa 1925		Contributing
171	610 S. 16 th Ave.	circa 1925	Craftsman/Bungalow	Contributing
172	1601 Everett St.	1938	Tudor Revival	Contributing
173	1604 Everett St.	circa 1925	Craftsman/Bungalow	Contributing
174	1608 Everett St.	circa 1936	Tudor Revival	Contributing
175	1611 Everett St.	circa 1930	Tudor Revival	Contributing
176	1615 Everett St.	circa 1919	Craftsman/Bungalow	Contributing
177	1616 Everett St.	circa 1950	No Style	Non-Contributing
178	1620 Everett St.	circa 1930		Contributing
179	1622 Everett St.	circa 1920	Craftsman/Bungalow	Contributing
180	1623 Everett St.	circa 1932	Tudor Revival	Contributing

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FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
181	514 S. 17 th Ave.	circa 1930	Tudor Revival	Contributing
182	1701 Everett St.	circa 1920	Craftsman/Bungalow	Contributing
183	1702 Everett St.	circa 1915	Craftsman/Bungalow	Contributing
184	1707 Everett St.	circa 1945	No Style	Non-Contributing
185	1710 Everett St.	1920	Craftsman/Bungalow	Contributing
186	1715 Everett St.	circa 1945	Tudor Revival	Contributing
187	1716 Everett St.	circa 1911		Non-Contributing
188	1717 Everett St.	circa 1934		Contributing
189	1723 Everett St.	circa 1920	Other: Minimal Traditional	Contributing
190	512 S. 18 th Ave.	circa 1960	No Style	Non-Contributing
191	600 S. 18 th Ave.	circa 1940	Tudor Revival	Contributing
192	1804 Everett St.	1906	Colonial Revival	Contributing
193	1805 Everett St.	1931	Tudor Revival	Contributing
194	1808 Everett St.	circa 1975	Modern: Ranch	Non-Contributing
195	1811 Everett St.	1941	International Style	Contributing
196	1815 Everett St.	circa 1936	Other: Spanish Eclectic	Contributing
197	1821 Everett St.	circa 1921	Craftsman/Bungalow	Contributing
198	1824 Everett St.	circa 1945	Modern: Ranch	Contributing
199	611 S. 19 th Ave.	1938	Tudor Revival	Contributing
200	1903 Everett St.	1927	Tudor Revival	Contributing
201	1910 Everett St.	1953	Modern: Ranch	Contributing
202	1911 Everett St.	circa 1917		Contributing
203	1918 Everett St.	circa 1945	Tudor Revival	Contributing
204	1922 Everett St.	circa 1945		Contributing
205	1923 Everett St.	1968	Modern: Ranch	Non-Contributing
206	610 S. 20 th Ave.	circa 1915		Contributing
207	614 S. 20 th Ave.	circa 1920	Craftsman/Bungalow	Contributing
208	1924 Fillmore St.	circa 1950	Modern: Ranch	Contributing
209	1917 Fillmore St.	circa 1945		Contributing
210	1916 Fillmore St.	circa 1950	Modern: Ranch	Non-Contributing
211	1910 Fillmore St.	1945	Colonial Revival	Contributing
212	1909 Fillmore St.	circa 1945	Other: Minimal Traditional	Contributing
213	1902 Fillmore St.	1937	Tudor Revival	Contributing
214	1901 Fillmore St.	circa 1920	Craftsman/Bungalow	Contributing
215	1900 Fillmore St.	circa 1948		Non-Contributing
216	1824 Fillmore St.	1941	International Style	Contributing

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FIELD NO.	ADDRESS	CONSTRUCTION DATE	ARCHITECTURAL STYLE	ELIGIBILITY
217	1823 Fillmore St.	1937	Tudor Revival	Contributing
218	1820 Fillmore St.	1940	Colonial Revival	Contributing
219	1815 Fillmore St.	circa 1924	Craftsman/Bungalow	Contributing
220	1807 Fillmore St.	circa 1916	Craftsman/Bungalow	Non-Contributing
221	1802 Fillmore St.	1937	Tudor Revival	Contributing
222	1201 E. Cleveland Blvd.	circa 1915	Craftsman/Bungalow	Contributing
223	1205 E. Cleveland Blvd.	circa 1918	Craftsman/Bungalow	Contributing
224	1209 E. Cleveland Blvd.	circa 1915	Craftsman/Bungalow	Contributing
225	1213 E. Cleveland Blvd.	circa 1915	Craftsman/Bungalow	Contributing
226	1217 E. Cleveland Blvd.	circa 1915	Craftsman/Bungalow	Contributing
227	1223 E. Cleveland Blvd.	circa 1919	Craftsman/Bungalow	Contributing

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The Caldwell Residential Historic District is significant under Criteria A and C. The District is associated with early 20th century community development and planning in Caldwell, Idaho. Its design and layout followed basic principles and ideals of Progressive-era city beautification and suburban planning. Properties within the District also illustrate many popular styles of architecture, both planbook and architect-designed, from the 1890s to the 1950s.

Criterion A

The 1881-1884 construction of the Oregon Shortline Railroad (OSL) sparked the development of many southwestern Idaho towns, including Caldwell. The OSL linked the transcontinental Union Pacific Railroad to the Pacific Northwest. Robert Strahorn, who served as the Union Pacific's publicist, seized the opportunity to develop townsites along the new link. Senator A. H. Caldwell of Kansas, Hugh B. Wallace, S. B. Jones, and Strahorn formed the Idaho and Oregon Land Improvement Company, which sold town lots in Hailey, Shoshone, Mountain Home, Payette, and Caldwell. Agricultural settlement preceded the formal establishment of Caldwell in 1883, but the railroad brought an influx of small businesses and real estate promoters to develop the townsite and small suburban acreages.¹

Caldwell was only a tent city when the OSL laid its tracks there. The Idaho Tri-Weekly Statesman described the new town as having "eleven saloons and one [water] pump in successful operation."² Strahorn and other members of the Idaho and Oregon Land Improvement Company also owned the water right to Caldwell City's only canal, the Strahorn Ditch. However modest were its beginnings, the original Caldwell Townsite was platted in 1883. Its east-west boundaries were 1st Avenue to 12th Avenue, and its north-south boundaries included Denver to Grant streets. Present-day Cleveland Boulevard, which runs east-west through the townsite, was called Owyhee Street. Dearborn Street was formerly Pennsylvania Street. Everett Street, running parallel to Dearborn, was originally named Della. Caldwell grew rapidly and became a supply center for surrounding farms and villages, and for mining districts in Owyhee County. By 1884, Caldwell consisted of 600 people, 40 businesses, 150 other structures, a telephone system, and a public school. Ada County Commissioners incorporated the city in 1890, and it became the county seat of newly formed Canyon County in 1892.³

In 1891 the Wood River Presbytery established Idaho's first college, The College of Idaho, in Caldwell. Serving on the town's committee for developing the college were several city leaders and a future state governor: Montie Gwinn, owner of the first Caldwell business (a mercantile); Henry Blatchley, a drug store owner married to Montie's sister Carrie; Frank Steunenberg, city council member, state legislator, and future governor; Charles Hand, a land developer; Howard Sebree, irrigation developer and later mayor; and Henry Dorman, mine owner and rancher. The College was first located at the corner of 10th Ave. and Albany St., near Caldwell's downtown business core and earliest residential area. Early town leaders had already built substantial homes west of the business center and railroad tracks. That year, the city donated twenty acres of unplatted land east of the original townsite for the College's future expansion. The property eventually became the present location of Albertson College of Idaho, on the southeast corner of Cleveland Boulevard and 20th Street. Caldwell streets were renamed in 1891, with Cleveland Blvd. called 3rd Ave. South, Dearborn St. called 4th Ave. South, and Everett called 5th Ave. South.⁴

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Some of the same city leaders who donated the Cleveland Boulevard site for the College's future location began to develop the area between the city and this site. In 1891 Henry Dorman, an Illinois native, platted the first addition to the townsite's eastern edge. The Dorman Addition ran roughly east-west from 10th Avenue to 14th Avenue, and north-south from Main to Everett streets. Dorman came to Caldwell in 1885 and first worked at Montie Gwinn's Mercantile. In 1891 he was operating the Ida and Lincoln mines at Pearl, located approximately 35 miles northeast of Caldwell. Two years later he married Ida Frost, daughter of one of Caldwell's pioneer ranching families. Approximately five years later the Dormans moved back to Caldwell, where he engaged in ranching, farming, fruit growing, and real estate. Besides the Dorman Addition, Dorman developed the Arlington Heights Addition (now called the Pioneer Addition) between 10th Ave. and Kimball St., along present-day Logan Street.⁵

By 1890, Frank Steunenberg was elected to the Idaho legislature and served on the Caldwell City Council, and by 1893, he had moved to the property he owned between the Dorman Addition and the College of Idaho property. Steunenberg, an Iowa native, moved to Caldwell to help his brother Albert (A. K.) run The Caldwell Tribune newspaper. Steunenberg had his home [no longer extant] constructed on the present-day southeast corner of Dearborn St. and 16th Ave., hoping to promote and develop the area. By 1895, the Steunenberg brothers and Charles Hand had platted the Washington Heights Addition, and started to sell residential lots. This Addition extended development to 20th Avenue along portions of Arthur, Blaine, Cleveland, Dearborn, Everett, and Fillmore streets. This area was considered "in the country" at the time, and Frank Steunenberg's property exemplified this early period of development. The site covered two-and-one-half acres, and included a barnyard with animals, well, windmill, pasture, livestock pens, and fruit trees. Lawyer John C. Rice, who organized the Caldwell Commercial Bank in 1894, built his home on Cleveland Blvd. in 1895, not far from his friend Steunenberg's house. Frank Steunenberg was elected Idaho governor in 1896, and again in 1898. Rice was elected associate justice of the Idaho Supreme Court in 1917, and eventually served as chief justice from 1922 to 1923.⁶

Henry Dorman, Frank and A. K. Steunenberg, and Charles Hand exemplified early Idaho entrepreneurs and real estate developers. Many came from the Midwest seeking their fortunes either in mining or business ventures, and purchased lands surrounding newly established townsites. These early real estate speculators followed a pattern of suburban development already set in Boise and Lewiston, where "country acreages" became early suburbs of the upper middle class. The Boise and Lewiston developers had copied earlier entrepreneurs in other parts of the United States. Idaho suburbs were slow to develop during the 19th century, but would boom during the 20th century's first decade.⁷

Caldwell's leaders were also cognizant of Progressive-era trends occurring across the United States. City beautification was one of many Progressive reform movements, and its ideals were reflected at the 1893 Columbian Exposition held in Chicago. Several of the country's leading architects specially built the so-called "White City," with a central courtyard, green strips, and paved roads. Their work so excited other architects and city planners that they began re-designing urban landscapes with city centers, parks and boulevards, and public transportation systems. Included in the so-called "City Beautiful" movement was the idea of planned garden suburbs, such as one designed by Frederick Law Olmstead in Riverside, Illinois. These suburbs were first intended for the upper classes, but with the advent of planbook houses and ready-cut lumber, they became middle-class refuges from teeming city life. Middle-class women, who had

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already started stepping out of their domestic roles, began organizing clubs that promoted civic improvement and culture. They pushed for the development of parks, encouraged plantings of trees and rose gardens, started community libraries, and promoted fine-arts activities and institutions.⁸

Burgeoning Idaho communities reflected many Progressive-era movements. When Robert Strahorn's wife, Carrie, set foot on the alkali desert that was to be Caldwell, she already had a city design in mind: "There was pictured so enticingly the commercial streets, the residence locations, the parks, the places for churches and schools, the railroad...the depot and hotel, the wagon roads leading in various directions, and even the shade trees were there...."⁹ Mrs. Strahorn's vision was influenced by civic improvements already occurring in her native Illinois. As Robert Strahorn and other real-estate promoters developed the commercial and residential streets, their wives organized and helped establish educational, religious, and social institutions similar to those in their former communities.

In the 1890s Caldwell city leaders also adopted some of the urban and suburban designs of the "City Beautiful" movement. Over 4,000 trees were planted along Caldwell streets, creating a boulevard effect. Frank Steunenberg and other developers followed suit, placing elm saplings along both sides of Cleveland Boulevard. Their intended effect was to remind prospective settlers of established suburbs in their native states. By the early 1900s the Village Improvement Society, a women's club, successfully promoted the development of Caldwell's first city park.¹⁰

Caldwell experienced slow but steady growth from 1895 to 1903. Anticipated irrigation projects caused southwest Idaho towns, including Caldwell, to grow dramatically after 1903. After the United States Reclamation Service [later the Bureau of Reclamation] was established in 1902, surveyors searched for appropriate project areas. Idaho was one of 16 reclamation states and received funding for a vast Boise-Payette Irrigation Project in 1905. Deer Flat, located near Caldwell, was chosen for a reservoir storage site. Construction of Deer Flat Reservoir began in 1906 and was completed in 1909. Dramatic population growth occurred throughout the Boise-Payette Project lands, as agricultural production doubled and in some cases tripled.¹¹

For Canyon County and Caldwell, federally funded irrigation projects created a golden decade of expansion and prosperity. Canyon County's population more than tripled between 1900 and 1910 from 7,497 to 25,323. During the same time, Caldwell grew from 997 inhabitants to 3,543. New businesses and building projects changed the face of downtown Caldwell. Rhodes Scholar A. E. Gipson opened Caxton Printers for business in 1903. That year the two-story, brick-and-stone Caldwell Commercial Bank was constructed, and several commercial blocks were developed. The Boise architectural firm of Tourtellotte and Hummel designed the imposing brick bank and commercial block on Main St. and 7th Ave. In 1904, the Saratoga Hotel was constructed across 7th Ave. from the bank, and matched its imposing edifice. Local businessmen and city leaders, including A. K. Steunenberg, John Rice, Howard Sebree, and J. H. Lowell, helped finance these projects. The town's center was completed 1907-1908 with the construction of the Union Pacific Depot at one end of 7th Ave., and a new city hall at the other end. Caldwell's downtown core represented many ideals of the "City Beautiful" movement. The Caldwell Tribune described this streetscape in glowing terms: "The scene that will present itself to a person as he steps off the train will...remind one of Trinity Hall, Boston."¹²

As Caldwell's business district flourished, so did Caldwell's newest residential areas. By

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1904 Cleveland Boulevard extended two miles east of the city, and in 1908 city sewer and water lines were placed under the road. Gas streetlights lined the Boulevard. Other amenities were constructed in or near the Dorman Addition and Washington Heights neighborhoods. Two new elementary schools, Washington and Van Buren, were constructed in 1905 with Washington School located at the southwest corner of Fillmore St. and 16th Ave. Several churches were constructed in or near the neighborhood, including the former Seventh-Day Adventist Church at 1523 Everett Street (Field No. 168). The College of Idaho made plans to construct a new campus on its land adjacent to Cleveland Boulevard. A new fairground abutted the campus' southeastern edge. Caldwell's Carnegie Library, designed by local architect Thomas Soule, was constructed at 1101 Cleveland Boulevard by 1913.¹³

In anticipation of the new College of Idaho campus, some of its staff constructed new homes in the adjacent neighborhood. College treasurer L. H. Dille, art teacher Carrie Blatchley, and language professor Julia Finney all moved to or near the Dorman and Washington Heights additions. Soon the area started to fill with other homes. Their owners' occupations reflect the wide range of middle-class Idahoans who owned homes in the Washington Heights and Dorman additions by 1910. They ranged from prosperous merchants, stockmen-farmers, and well-educated professionals to craftsmen and stable, working-class families. The population had some features in common: Nearly all were of European-American descent, with the majority having Anglo-Saxon and Protestant antecedents. They also owned their own homes.¹⁴

In December 1905, a historical incident with national implications occurred in the neighborhood. A bomb killed Frank Steunenberg, who had developed the Washington Heights Addition and owned a home there (presently Field No.'s 095, 096). Harry Orchard, a member of the Western Federation of Miners, attached a bomb to the gate of the former governor's 16th and Dearborn residence. When Steunenberg opened the gate, the bomb exploded. Orchard, who had lodged at the Saratoga Hotel the previous night, was quickly apprehended. He confessed to the deed and was sent to the Idaho State Penitentiary. Later the state accused Western Federation of Miners union leaders of plotting the crime, avenging Steunenberg's suppression of 1899 labor riots in Northern Idaho's silver mines. This "trial of the century" was prosecuted by future U. S. Senator William Borah and future governor James Hawley, with Clarence Darrow defending the union leaders. The jury acquitted the leaders. The Steunenberg house survived the bomb blast, but it burned to the ground in 1913.¹⁵

Public transportation linked Caldwell to the rest of Boise Valley by 1907. The Boise Valley Traction Company, an interurban streetcar line, finished its "Loop" connection of several small communities to Boise, including Eagle, Star, Middleton, Caldwell, Nampa, Meridian, and Ustick. Several local entrepreneurs and wealthy professional people who helped start the interurban line also owned property along its tracks. They subdivided the acreages into town lots (such as Ustick), or into three-, five-, and ten-acre lots to be developed as "country homes" or small agricultural acreages. Caldwell was no exception. Local businessman Montie Gwinn served on the Traction Company's board. Henry Dorman owned the Traction Company's right-of-way through Caldwell, and marketed his real estate on present-day Logan Street as "orchard homes" located close to a stub of the interurban line extending southwest to Wilder and the Parma-Roswell area. The main streetcar line ran the length of Caldwell Boulevard, through the Dorman and Washington Heights neighborhoods, and past the new College of Idaho campus. Another stub line belonging to the Caldwell Traction Company ran southeastward along 20th Avenue to the Sunny Slope area and Deer Flat Reservoir (officially renamed Lake Lowell in 1948).

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This pattern of development had already occurred in other late 19th- and early 20th-century suburban areas of the United States. The streetcar suburb offered families a taste of "country life," with relatively easy access to urban work centers provided by inexpensive public transportation. This suburban form of "country life" reflected American ideals concerning the virtues of open space, fresh air, and green foliage. The development pattern in the greater Boise Valley area (which includes Caldwell and Middleton) especially matched the early streetcar suburbs of the greater Los Angeles area. Los Angeles' first suburbs were interspersed between orange groves and small farms.¹⁶

Construction slowed in the Washington Heights and the Dorman additions from 1923 until 1935, due to the effects of the national agricultural depression and subsequent Great Depression. A few families of moderate-to-wealthy means built new Tudor Revival-style homes in the area. In 1931, newspaper owner Aden Hyde had a simplified version of the style built at 1805 Everett St. (Field No. 193). A few homes built during this era show influences of Spanish and Pueblo Revival architectural styles, including one owned by John and Margaret Beall at 1815 Everett St. (Field No. 196). John Beall worked as a comptroller for a local car dealership, and Margaret was a saleswoman for the Falks Department Store. Their home was built sometime between 1931 and 1936.¹⁷

The year 1937 marked another building boom in Caldwell. An April edition of the Caldwell News-Tribune ran this banner headline, "Mr. and Mrs. Caldwell Decide to Build a Home!" The paper also printed several articles covering both local and national trends. The establishment of the Federal Housing Administration in 1934 made home ownership more affordable nationwide. Potential buyers had to pay less money down and received lower interest rates than in previous years. An improved route to California was constructed from the Nampa-Caldwell area to eastern Oregon. The Bureau of Reclamation consolidated offices and moved 15 to 20 employees and their families from offices in Nyssa and Ontario, Oregon to Caldwell. Crop and cattle prices also improved in 1937, boosting local farmers' incomes. A majority of homes built during this time were modest ones based on standard planbook designs, with a few elaborate, architect-designed ones based on the popular Tudor Revival Style. These kinds of homes reflected the continued mix of working, middle-class to upper-middle-class families in the neighborhood.¹⁸

By the early 1940s, Works Progress Administration projects caused an influx of new construction into Caldwell. These projects included Covell Hall and Kirkpatrick Gym at the College of Idaho, and new school buildings for Lincoln and Van Buren students. Construction of homes also began in the empty lots of the adjacent Steunenberg's Acreage Addition, which had been platted in 1921. During this time, the Boise architectural firm of Tourtellote and Hummel designed a Colonial Revival-style house at 1820 Fillmore St. (Field No. 218) for Fran Blomquist, owner of Caldwell's Troy Laundry, and the Herman Stockwell home at 611 S. 19th Ave. (Field No. 199). Howard McNeel, who owned a lumber company and later served as mayor, also had employee Harold Shaw design his new home at 1824 Fillmore St. (Field No. 216). Its style was eclectic, reflecting elements of Moderne and the new International Style of architecture.¹⁹ Residential construction slowed during World War II, but growth did occur in Washington Heights and its surrounding additions. Again, neighborhood growth was non-concentric, as lots were split and new homes constructed on them. The former Aden Hyde property at 1805 Everett St. (Field No. 193)

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reflects this pattern. Its second owner, E. Gaines Bow, who owned a confectionery store in downtown Caldwell, split the property and sold the eastern half to James Lyke. In 1941, Mr. Lyke, the local postmaster, built a frame house at 1811 Everett St. (Field No. 195). A new food-processing plant started by John ("J. R.") Simplot circa 1943-1945 also brought new construction to the area. Simplot hired Harold Shaw to design a house at 1824 Everett St. (Field No. 198). Eventually, Simplot's business venture grew into a multinational corporation. Two new churches were also built in the Washington Heights neighborhood during this time. In 1948, Boone Memorial Presbyterian Church was constructed at the corner of 14th Ave. and Dearborn St. (Field No. 116).²⁰

The Washington Heights, Dorman, and Steunenberg's Acreage additions remained desirable neighborhoods throughout the 1950s. City leaders and business owners, as well as teachers and office workers, continued to live in the area. Cleveland Blvd., however, was affected by its 1950 designation as Highway 30. As Canyon County grew, its population and automobile traffic increased. Commercial strip development began along the Boulevard between Nampa and Caldwell. The Boulevard extended to Nampa from Caldwell's Cleveland Blvd., and the street became a slightly less desirable place to live. The conversion of Cleveland Blvd. and Blaine St. into a one-way couplet further compounded traffic use of those streets. By the 1970s, extensive commercial development began to encroach on each end of Cleveland Boulevard, with historic homes torn down or radically altered in the process. Despite these encroachments, the Dorman, Washington Heights, and Steunenberg's Acreage additions have remained remarkably stable and cohesive as residential neighborhoods over the last 100 years.

Criterion C

The Caldwell Residential Historic District exemplifies the broader trends in residential architecture occurring nation-wide during the late-19th century and first half of the 20th century. A mixture of vernacular and architect-designed homes co-exist in the single-family neighborhood, providing a rich variety of type, size, style, and period of construction. Two major Boise architectural firms, Tourtellote and Hummel, and Wayland and Fennel, designed houses and institutional buildings in or near the District. In addition, several residences within the District illustrate the varied works of local master builder David Dorsey and house designer Harold Shaw.

In Caldwell's historic, residential neighborhoods the number of houses in each architectural style matches the rate of growth during that style's era. For example, only a few houses influenced by the Queen Anne Style were constructed in the Dorman and Washington Heights additions, because the Queen Anne Style was popular in the United States from around 1875 until 1910, and much of the neighborhood growth came after that. The Queen Anne Style gained popularity in the U.S. after the 1876 Centennial Exhibition in Philadelphia, where the British government built two buildings that combined references from several different styles of architecture. Features of Queen Anne architecture included irregularity of plan and massing, complex roof-lines, and rich and varied textures, often with classical details. The Caldwell Residential Historic District contains a few modest examples of the style, including the homes at 1518 Dearborn St. (Field No. 100) and 1510 Cleveland Blvd. (Field No. 020), all built by the mid-1900s. These houses are all one-story, wood-framed homes with simple ornamentation such as fish-scale shingles, bay windows, and wrap-around porches. The Seventh-Day Adventist Church at 1523 Everett St. (Field No.

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168), built sometime between 1900 and 1912, also displays Queen Anne ornamentation, along with Gothic-Revival-styled, lancet-arch windows.²¹

The District contains a number of simple, vernacular buildings, defined more by their form than by any specific stylistic references. The forms identified within the District include one-story cubes, front gabled, side gabled and gabled-ell (i.e., having two perpendicular gables that form an "L" shape).²² Often, these homes started out as a smaller version of the current property, with additions being added as the family fortune allowed. The house at 1724 E. Cleveland Blvd. (Field No. 042) started as a one-room house, and as the family grew and its situation improved, additions were built. By 1907, the house had become a two-story, gabled-ell structure.

Another simpler, plan-based style found in the District is the American Four-Square, most of which occurred between 1900 and 1910. The "style" was popularized in the early 20th century largely through mail-order catalogs and was frequently used by builders rather than architects. The boxy structures represented a movement toward simpler forms and designs in residential architecture (away from the exuberant Queen Anne) as they typically had straight lines and very little stylistic detailing. The American Four-Square house plan consisted of two stories of four rooms each, topped with a hipped or pyramidal roof. The Harold Williams house at 1910 Dearborn St. (Field No. 069), built circa 1906, and the Theodore Walters house at 1522 Dearborn St. (Field No. 099), constructed in 1909, present refined examples of the Four-Square house.²³

By the mid-1900s, a few classically inspired architectural styles appeared in or near the Washington Heights and Dorman additions. In 1906 a Colonial Revival-influenced house was constructed at 1804 Everett Street (Field No. 192) for college professor Julia Finney. Colonial Revival houses were common in Idaho towns from 1902-1910. Finney's home included common elements of the style, such as classical columns, a decorative pediment over an accentuated front door, and multi-paned sash windows. The house is an asymmetrical subtype of Colonial Revival style, common until 1910. The Stowell Dudley home at 1601 Dearborn St. (Field No. 097), built in 1920, presents a more classical example of the Colonial Revival Style, which became dominant after 1910. Its side gable and fan-shaped window above the central doorway are characteristics of this particular subtype.²⁴

From 1905 to the 1930s, the Craftsman bungalow dominated middle-class residential construction throughout the United States. Having its origin in the English Arts and Crafts Movement, the American style first found expression in *Craftsman* magazine, published by furniture maker and designer Gustav Stickley. The style represented a rejection of mass production, and sought to bring craftsmanship back to the building of homes and furniture. In the western states, the style was popularized by Greene and Greene in Southern California. The style emphasized the use of natural and indigenous materials, and sought to incorporate the elements of construction into the "style" of the buildings. Elements of the Craftsman Style include low-pitched, gabled roofs, unenclosed roof eaves with exposed rafters, decorative braces added under the gables, and porches supported by substantial tapered columns.²⁵ The Caldwell District includes a number of modest examples of the style's subtypes – front gabled, cross gabled, side gabled, and hipped roofs. Examples of larger, more elaborate Craftsman houses include the two-story "airplane" bungalow at 1304 Cleveland Blvd. (Field No. 002), built in 1918. This house and the 1909 Elmer Clark house at 1402 Cleveland Blvd. (Field No. 009), also exhibit the low-pitched roofs, overhanging eaves, and one-story

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porches with massive supports that are the hallmarks of the Prairie School of architecture. Two side-gabled Craftsman examples with sweeping rooflines are located at 1422 E. Cleveland Blvd. (Field No. 016) and 1615 Dearborn (Field No. 092), both built circa 1915-1920. Modest, one-story examples with well-defined Craftsman elements are exemplified by the homes at 1602 Dearborn St. (Field No. 096) and 1622 Everett St. (Field No. 179).²⁶

The American Tudor Revival Style actually incorporates elements of the Tudor, Elizabethan and Jacobean styles of architecture, freely mixing details from each. The style became especially popular for the middle class in the 1920s and 1930s when veneering techniques became sophisticated enough to easily and inexpensively mimic the brick and stone construction of its English predecessors. Hallmarks of the style include steeply pitched roofs; tall, narrow, multi-paned casement windows; half timbering; the use of masonry and stucco; and large, often elaborate, chimneys.²⁷

The Caldwell Residential Historic District includes several variations of the Tudor Revival Style. One of the earliest examples is an unpretentious, one-story Tudor Revival-influenced house constructed in 1931 at 1805 Everett St. (Field No. 193). By the mid-1930s, more picturesque versions of the Tudor Revival Style began to appear on Caldwell streets. Among those versions is the Redway home at 1615 E. Cleveland Blvd. (Field No. 029), whose roof shingles imitated thatching found on authentic English cottages. Several larger renditions were constructed of brick, some of which included arched doorways, clinker-brick trim, and protruding brick headers. Examples are located at 1617 E. Cleveland Blvd. (Field No. 030) and 1424 Dearborn St. (Field No. 106).²⁸

The Spanish Colonial Revival, or Spanish Eclectic, Style drew its inspiration from the Panama-California Exposition held in San Diego in 1915. Drawing on references beyond the Mission Style frequently seen in California, architect Bertram Grosvenor Goodhue designed several buildings with a broader Spanish influence, starting a craze for the style. Homes designed in this style are recognized by their low-pitched, red barrel-tile roofs, stucco walls, arched windows and doors, and the use of decorative iron work.²⁹ Examples in the Caldwell Residential Historic District can be seen at 413 S. 18th Ave. (Field No. 044), 1811 Dearborn St. (Field No. 077), and 1501 Dearborn St. (Field No. 104).

Colonial Revival-style homes remained popular through the late 1930s and 1940s, and two subtypes were built in Washington Heights and Steunenberg's Acreage during this time. In 1935 Judge Thomas Buckner and his wife Nora had their second Caldwell home constructed at 1722 Dearborn St. (Field No. 082). This wood-clad version had a fan-shaped window above its side-gabled entryway, similar to the Dudley home located at 1601 Dearborn St. (Field No. 097). Another Colonial Revival home was built in 1940 at 1820 Fillmore St. (Field No. 218) for Fran Blomquist, owner of Troy Laundry.³⁰

The "International Style" became known to the public out of the 1932 Museum of Modern Art exhibit entitled "Modern Architecture." The exhibit featured drawings and photos of works from architects from around the world who were designing in a similar, stripped-down style. These architects rejected the superfluous decoration and detail of earlier styles and sought to reduce the building to its essential or functional elements. Hallmarks of the International Style included flat roofs without ledges (also called coping), metal casement windows, smooth wall surfaces with no decorative detailing, and horizontal lines. Ribbon windows and cantilevered projections are also common. The District has two homes that provide

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eclectic examples of International Style-influenced dwellings. The 1941 Howard McNeel home at 1824 Fillmore St. (Field No. 216) features a wood-clad upper story that projects slightly over the brick masonry first story and a cylindrical, brick bay with ribbon windows on the first story. Recessed brick courses and a small round window in the entryway's door provide stylistic elements of the earlier Art Moderne Style.³¹ This fusion of styles is commonly seen throughout Idaho, a western state that developed much later than those farther east.

Another house constructed in the neighborhood reflected a transition from 1930s architectural styles into more contemporary forms of housing. The J. R. Simplot residence at 1824 Everett St. (Field No. 198), also designed by Harold Shaw, was built sometime between 1943 and 1945. Its ornamentation represents a blending of Spanish Revival characteristics with the modern Ranch Style. Like Craftsman bungalows and Spanish Revival homes, the Ranch Style became popular in California and spread eastward throughout the United States. A low-pitched roof with overhanging eaves and an asymmetrical facade characterized these one-story, sprawling houses. The Simplot residence is embellished with traditional Spanish Revival detailing. Decorative iron trim is used to frame the windows and for the porch supports. A private outdoor area, akin to a partial courtyard, is located to the rear of the house. The house's smooth stucco walls are also based on Spanish Revival precedents. The Ranch Style's popularity also marks a change in suburban living, with social activities occurring in the back yard and garages moved forward and attached to the side of the house.³²

Prominent area architects, local contractors and house designers contributed to the Caldwell Historic Residential District. The Boise firm of Tourtellote and Hummel, who worked throughout Idaho and the Pacific Northwest, designed many of Caldwell's commercial, institutional, and residential buildings, including the Dille residence at 1204 Dearborn St. (Field No. 126), the Fran Blomquist House at 1820 Fillmore St. (Field No. 218), and the Herman Stockwell house at 611 South 19th Ave. (Field No. 199). Boise architects Wayland and Fennel designed the Boone Presbyterian Church (Field No. 116) in a Late Gothic Revival style, complete with lancet windows and corner buttresses. David Dorsey, who began his career at Caldwell's McNeel Lumber Company, designed and constructed many of the neighborhood homes in various styles. He also supervised construction of Boone Presbyterian Church in 1948. Dorsey took correspondence courses in architectural design from the Chicago Institute of Art and developed a keen eye for aesthetic detail. Harold Shaw, who also worked for McNeel Lumber Company before starting his own business, designed several residential and commercial buildings in Caldwell and Boise. One of his houses, a Ranch-style home constructed in 1953 at 1910 Everett St. (Field No. 201), was featured in a 1950s issue of Sunset Magazine as a model home.³³

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Summary

The Caldwell Residential Historic District is significant under Criteria A and C. The District is associated with early 20th century community development and planning in Caldwell, Idaho. Its design and layout followed basic principles and ideals of Progressive-era city beautification and suburban planning. Properties within the District also illustrate many popular styles of architecture, both planbook and architect-designed, from the 1890s to the 1950s. A large majority of the area's homes retain their essential architectural characteristics, and have been evaluated as contributing to the Historic District. These dwellings are still set in tree-lined streetscapes that represent the ideals of American suburban living during the first half of the 20th century.

ENDNOTES

1. For background information on Strahorn, see Carlos Schwantes, Railroad Signatures Across the Pacific Northwest (Seattle: University of Washington Press, 1993), 81-82. For information about Caldwell's settlement, see Annie Laurie Bird, Boise, the Peace Valley (Caldwell, Idaho: Caxton Printers, 1934), 279-313.
2. The [Boise] Idaho Tri-Weekly Statesman, 8 September 1883, 3.
3. For population statistics and dates, see Caldwell Centennial Calendar (Caldwell, Idaho: Caldwell Public Library, 1983), and Bird's Boise, the Peace Valley, 249-313.
4. For changes in street names, see Elaine Leppert and Lorene Thurston, Early Caldwell Through Photographs (Caldwell, Idaho: Caldwell Centennial Committee for the Idaho State Centennial, 1991). For information about the College's beginnings, see H. H. Hayman, That Man Boone (Caldwell, Idaho: The College of Idaho, 1948), 92-105.
5. Hiram Taylor French, Book II of History of Idaho (Chicago and New York: Lewis Publishing Co., 1914), 963. See also Dorman's obituary in The Idaho Statesman, 19 May 1929.
6. For information about Frank Steunenberg, see Robert Sims and Hope Benedict [editors], Idaho's Governors: Historical Essays on Their Administrations (Boise, Idaho: Boise State University, 1992), 30-44; see also Anthony Lukas, Big Trouble (New York: Simon and Schuster, 1997), 16-23. For John Rice, see Carl Bianchi, editor, Justice for the Times (Boise, Idaho: Idaho Law Foundation, 1990), 309-318; see also the afore-mentioned section in Big Trouble.

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7. For early Boise suburbs, see "Boise's North End Neighborhood" Significance Statement, "Warm Springs Avenue Historic District" and "Harrison Boulevard Historic District" National Register nominations, all on file at the Idaho State Historic Preservation Office (ISHPO), Boise. For Boise Valley suburban development, see the "Almon and Henry Spaulding Farmstead" Historic Landscape National Register nomination, also at SHPO. For Lewiston, see the "Normal Hill" draft Multiple Property Listing nomination located at the same address.
 8. For information on the "City Beautiful" movement and early suburban planning, see Alexander B. Callow, American Urban History (New York: Oxford University Press, 1973), 596-600; see also Kenneth T. Jackson, The Crabgrass Frontier: The Suburbanization of the United States (New York: Oxford University Press, 1985), 116-128.
 - 8a. For information about women's clubs and city beautification, see Mary Beth Norton and others, editors, Vol. II, Since 1865, of A People and Nation: A History of the United States (Boston: Houghton Mifflin Company, 1986), 530 and 603.
 9. Carrie Adele Strahorn, Fifteen Thousand Miles by Stage (2nd edition) (Lincoln: University of Nebraska Press, 1988), 123.
 10. Jennifer Eastman Attebery, Building Idaho: An Architectural History (Moscow, Idaho: University of Idaho Press, 1991), 51 and 77. For information about Steunenberg's elms, see Lukas, Big Trouble, 25.
 11. H. H. Caldwell and Merle Wells, Economic and Ecological History Support Study for a Case Study of Federal Expenditures on a Water And Related Land Resource Project, Boise Project, Idaho and Oregon (Moscow, Idaho: University of Idaho, 1974), 40-49.
 12. United States, Department of Commerce and Labor, Thirteenth Census of the United States Taken in the Year 1910; Abstract...with Supplement for Idaho, 575 and 588. The quote comes from "The New Depot," Caldwell [Idaho] Tribune, 16 June 1906, 1.
 13. Leppert and Thurston, 88. See also the "Churches" file, historical information file collection, Caldwell Public Library, Caldwell, Idaho.
 14. For information on Blatchley and Finney houses, see Jennifer Eastman Attebery, "Domestic and Commercial Architecture in Caldwell," Idaho Yesterdays (Vol. 23, No. 4) Winter 1980, 5-6. See also Ken Karzminski, "1990 Caldwell Residential Property Survey," on file at the Idaho SHPO and Caldwell Public Library. See also survey reports by Susan Stacy and The Arrowrock Group, on file at the same locations.

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15. The most detailed description of Frank Steunenberg's assassination and the subsequent trial is in Lukas, Big Trouble.
16. For more information on Boise and the valley's interurban streetcar line, see William Dougall's master's thesis, "The Boise, Idaho Public Transportation Dilemma: A Case Study" (Seattle: University of Washington, 1972). For national context on streetcar suburbs, see Kenneth T. Jackson, The Crabgrass Frontier: The Suburbanization of the United States (New York: Oxford University Press, 1985), 111-115.
17. Susan Stacy, "1991 Survey of Selected Properties on Cleveland Boulevard, Caldwell" and "Washington Heights Survey, Caldwell, 1996," on file at the Idaho SHPO and the Caldwell Public Library.
18. Ibid. For information on the Federal Housing Administration and suburban home building, see Jackson, 203. See also the Caldwell Centennial Calendar.
19. See Karzminski and Stacy's survey reports. For information on the Moderne and International styles, see Lee and Virginia McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 1988), 465-272; John J. G. Blumenson, Identifying American Architecture (Nashville, Tennessee: American Association for State and Local History, 1977), 75.
20. R. L. Polk Company, Caldwell City Directory, 1945, 1948, 1950. See also "Churches" historical file, Caldwell Public Library.
21. McAlester and McAlester, 263-268.
22. Ibid., 26-27, 92-95. See also Attebery, Building Idaho, 105 and 113.
23. Ibid.
24. Ibid., 321-326.
25. McAlester and McAlester, 453-454. See also Jackson, 186.
26. Ibid.
27. McAlester and McAlester, 355-358.
28. Stacy, 1991 and 1996 Caldwell Residential surveys.

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29. McAlester and McAlester, 417-437; see photographs on 429.
30. Ibid., 321-341
31. Ibid., 465-473; photograph on 472.
32. Ibid., 417-429, 477-481. Note: A photo of the Simplot house is not attached, because the view is completely obscured by shrubbery and vines.
33. For a listing of Caldwell buildings designed by Tourtellotte and Hummel, see Patricia Wright and Lisa B. Reitzes, Tourtellotte and Hummel of Idaho: The Standard Practice of Architecture (Logan, Utah: Utah State University Press, 1987). For information about Wayland and Fennel's work, see MS2/564 and MS2/537, Idaho State Historical Society Library, Boise. The information on David Dorsey came from the late Lorene Thurston, a Caldwell historian who was working on a book concerning Dorsey. For information about Harold Shaw's work, see a list compiled by his son Dick Shaw and Caldwell architect Tom Ensley, who interned with Harold Shaw, in the author's possession.

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Name of Property Caldwell Residential Historic District
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Verbal Boundary Description:

Beginning at the intersection of S. 12th Ave. and the alley between E. Cleveland Blvd. and E. Blaine St., then east down the alley to S. 20th Avenue, then south on S. 20th to the alley between E. Fillmore St. and E. Grant St., then west up the alley to S. 18th St., then north on S. 18th St. to the alley between E. Fillmore St. and E. Everett St., then west up the alley to S. 12th St., then north on S. 12th St. to the alley between E. Dearborn St. and E. Cleveland Blvd., then east down the alley to S. 13th St., then north on S. 13th St. to E. Cleveland Blvd., then east on E. Cleveland Blvd. to S. 12th St., then north on S. 12th St. to the point of beginning.

Boundary Justification:

These boundaries include the extant residential portions of the Dorman Addition, the Washington Heights Addition, and Steunenberg's Acreage Addition, which were the first early 20th century residential developments east of the downtown business core and west of the College of Idaho (Albertson College of Idaho). These additions were adjacent to the interurban streetcar loop that encircled the Boise River Valley, and to a stub line that extended southward to Lake Lowell. The portions of the additions not included in the boundaries contain properties that have been extensively altered or no longer retain their residential character.

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PHOTOGRAPHS

Caldwell Residential Historic District
Caldwell, Canyon County, Idaho
Photographs taken by Madeline Buckendorf
Photographs taken Summer, 2001
Negatives on file at the Idaho State Historic Preservation Office

Photo #1 of 41	1304 E. Cleveland Blvd.	View looking north
Photo #2 of 41	1308 E. Cleveland Blvd.	View looking north
Photo 3# of 41	406 S. 14 th Ave.	View looking northeast
Photo #4 of 41	1402 E. Cleveland Blvd.	View looking north
Photo #5 of 41	1416 E. Cleveland Blvd	View looking east
Photo #6 of 41	1422 E. Cleveland Blvd.	View looking northeast
Photo #7 of 41	1510 E. Cleveland Blvd.	View looking north
Photo #8 of 41	1515 E. Cleveland Blvd.	View looking south
Photo #9 of 41	1515 E. Cleveland Blvd.	View looking southwest
Photo #10 of 41	1521 E. Cleveland Blvd.	View looking southwest
Photo #11 of 41	1601 E. Cleveland Blvd.	View looking southwest
Photo #12 of 41	1605 E. Cleveland Blvd.	View looking south
Photo #13 of 41	1615 E. Cleveland Blvd.	View looking southeast
Photo #14 of 41	1617 E. Cleveland Blvd.	View looking southwest
Photo #15 of 41	1623 E. Cleveland Blvd.	View looking southeast

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Photo #16 of 41	1724 E. Cleveland Blvd.	View looking north
Photo #17 of 41	1802 E. Cleveland Blvd.	View looking northwest
Photo #18 of 41	1811 E. Cleveland Blvd.	View looking south
Photo #19 of 41	1811 Dearborn St.	View looking southeast
Photo #20 of 41	1722 Dearborn St.	View looking northeast
Photo #21 of 41	1615 Dearborn St.	View looking south
Photo #22 of 41	1601 Dearborn St.	View looking southeast
Photo #23 of 41	1518 Dearborn St.	View looking northeast
Photo #24 of 41	1501 Dearborn St.	View looking southeast
Photo #25 of 41	1424 Dearborn St.	View looking northeast
Photo #26 of 41	1321 Dearborn St.	View looking southeast
Photo #27 of 41	1204 Dearborn St.	View looking northwest
Photo #28 of 41	1523 Everett St.	View looking southeast
Photo #29 of 41	1805 Everett St.	View looking southeast
Photo #30 of 41	1815 Everett St.	View looking southeast
Photo #31 of 41	611 S. 19 th Ave.	View looking west
Photo #32 of 41	1910 Everett St.	View looking north
Photo #33 of 41	1824 Fillmore St.	View looking northeast
Photo #34 of 41	1820 Fillmore St.	View looking northeast
Photo #35 of 41	623 S. 16 th Ave.	View looking southwest
Photo #36 of 41	E. Cleveland Blvd.	View looking northeast
Photo #37 of 41	E. Cleveland Blvd.	View looking southeast

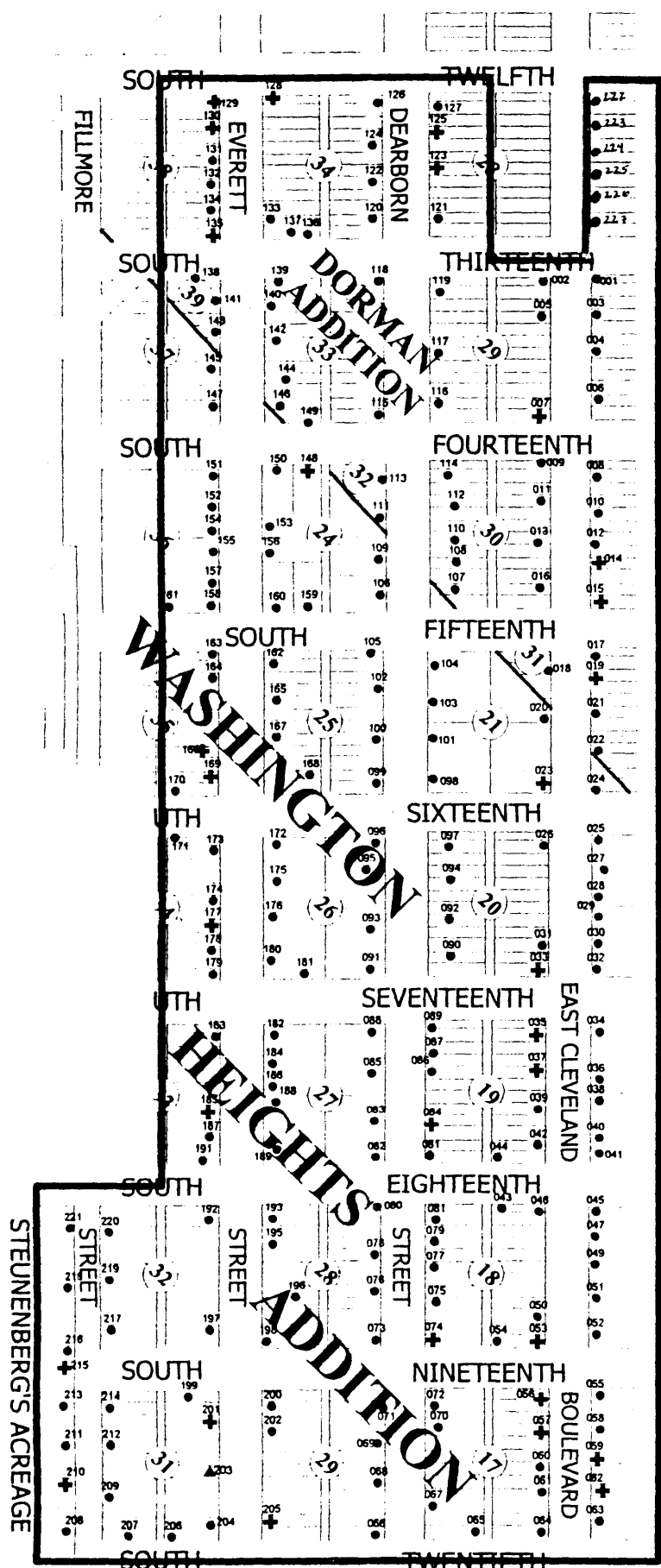
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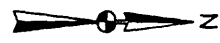
Photo #38 of 41	Dearborn St.	View looking northeast
Photo #39 of 41	Dearborn St.	View looking northeast
Photo #40 of 41	Everett St.	View looking northeast
Photo #41 of 41	Fillmore St.	View looking northeast



CALDWELL RESIDENTIAL
 HISTORIC DISTRICT
 CALDWELL, CANYON
 COUNTY, IDAHO

-  District Boundary
-  Contributing Structures
-  Non contributing Structure
-  Future Eligibility

Source: Official City Map of Caldwell, 1961 (not to scale)



ALBERTSON
 COLLEGE
 OF
 IDAHO