

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED **OCT 6 1980**

DATE ENTERED

NOV 28 1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Lower Main Street Commercial Historic District

AND/OR COMMON

LOCATION

STREET & NUMBER Along Main Street between Tenth and Twelfth Streets including the
Northeast corner of Tenth and Main Streets

NOT FOR PUBLICATION

CITY, TOWN

Boise

VICINITY OF

One

CONGRESSIONAL DISTRICT

STATE

Idaho

CODE

16

COUNTY

Ada

CODE

001

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Ada County Courthouse

STREET & NUMBER

CITY, TOWN

Boise

STATE

Idaho 83702

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Idaho State Historic Sites Inventory

DATE

1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Idaho State Historical Society

CITY, TOWN

Boise

STATE

Idaho 83702

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The lower Main Street commercial area developed as an image of the optimism that characterized Boise's general commercial outlook and growth at the turn of the century. Each of the buildings is an expression of the contemporary architectural styles as interpreted by local commerce and architects and rendered in local materials. The prevalent styles ranged from the picturesque medievalism of the Beckwith, Idanha, Gem, and Noble buildings to the quietly utilitarian Renaissance exteriors of the Owyhee and Robert Noble buildings. The early emphasis was on the highest type of architectural beauty as expressed in the towered intersection at Tenth and Main Streets (the Idanha, Gem, W.E. Pierce, and Merino buildings) and through the pleasant variety of texture and color exhibited in the multicolored brick and stonework of the Tate, Whipple, Larsen, Tiner and Smith buildings. The materials used were generally locally produced brick and locally quarried sandstone.

The district presents a consistent street facade except in the cases of major alteration and ground level storefront modification. The fabric of all of the buildings is of brick, or stone. Most of the buildings were built with the appearance of the over-all district in mind. In at least three cases editorial pressure was applied by the Idaho Daily Statesman and the Capital News to make owners conform to the unofficial beautification code. The buildings influenced were the Gibbons and Knights, the Merino—which was later replaced by the Robert Noble—and the 1910 Beckwith building. At least five of the district buildings were built at two stories with plans to add extra stories later: the Alaska, the Larsen, the Gem, the Tiner, and the Gibbons and Knights. Of these, the Alaska and the Larsen added stories and the Tiner was completely rebuilt to four stories after a fire. Two groups of buildings were constructed as units: the Gem, Gibbons and Knights, and the Noble blocks in 1902 (a visual unit) and the Tate, Whipple and Larsen buildings in 1904 (a unit by simultaneous construction and utilization of similar building materials).

The variety of former commercial uses in the area included establishments vending groceries, dry goods, hardware, drugs, millinery, and musical instruments; establishments with offices leasing to lawyers, doctors and dentists; a business college; restaurants, and various other business ventures. The businesses in the district now are generally of the same variety, including hotels, restaurants, a department store, a drug store, and clothing stores.

The condition of the exterior on all the buildings except the one completely altered building (Safari Motor Inn, formerly the Grand Hotel) is good. The ground story has been altered on all of the buildings with the exception of one-third of the 1897 Beckwith building. Some of the facades of the buildings have been painted, including the Owyhee, the Alaska, the Gem, and the Noble buildings. The ground story of the Tiner building has been rehabilitated to its original beauty; the Idanha has undergone major restoration, and interest has been expressed in restoring and adapting the Tate, Whipple and Larsen blocks.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Much of downtown Boise, and particularly the area surrounding this district, has been or soon will be demolished. The Lower Main Street Commercial Historic District is significant as a good representation of the development of Main Street from 1900 to 1910, and the buildings in it are the remaining visible expression of the confidence in Boise's commercial growth that characterized the first decade of this century. The events that encouraged the development of this district included the construction of the Oregon Short Line passenger and freight depot at Tenth and Front Streets, two blocks from the district, and the establishment of the Boise Rapid Transit Company which opened one street-car line on Main Street in 1891.

In this district the local architectural trends of the early part of the century are clearly shown both in terms of aesthetics and building materials. The use of steel framing, molded concrete block, and reinforced concrete were pioneered in this district. The architectural styles of the buildings generally were chosen as an expression of the purposes of the businesses they sheltered. After visiting major hotels across North America, the architect of the Idanha designed a French Chateau that evokes the grandeur and charm of the great railroad hotels of Canada. The Romanesque Revival of the Gem and Noble blocks was considered most modern by Boiseans of 1902 and gave the buildings a solidity and attraction commensurate with the commercial aspirations of the owners. The Renaissance commercial idiom soon replaced the medieval forms, but in this district the neo-classical impulse was rendered in vari-colored brick surfaces punctuated by sandstone trimmings. This tended toward the picturesque rather than the classical ideal of dignified austerity, and evoked the Victorian as well as the Renaissance past. The Owyhee was the most successful expression of the trend to simplify the exterior of a building while lavishing the interior with palatial accoutrements in a number of styles. Throughout the district the architectural aim was to imbue each building with the current aesthetic while utilizing the available local materials. The architects demonstrated their familiarity with the state of the art nationwide, particularly in the Owyhee and Idanha hotels, and with the practicalities of local labor and materials.

From the earliest beginnings of Boise this area was considered valuable and included the residences of Nathan and David Falk, Dr. J.M. Stephenson, and Dr. Ephraim Smith. The Falks were important mercantilists and their relatives, Sigmund and Leo Falk, eventually built major business blocks in this district. Dr. Smith was Boise's mayor in 1866, the first territorial treasurer, and a member of the first and second territorial legislatures.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Idaho Triweekly Statesman, 1864-1887.

Idaho Daily Statesman, 1888-1956.

Capital News, 1902-1910.

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 4 acres

QUADRANGLE NAME Boise South

QUADRANGLE SCALE 7.5 minute

UTM REFERENCES

A 1, 1 5, 6, 4, 1, 8, 0 4, 8, 2, 9, 4, 5, 0

B 1, 1 5, 6, 4, 1, 6, 0 4, 8, 2, 9, 4, 1, 0

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1, 1 5, 6, 4, 1, 0, 0 4, 8, 2, 9, 3, 9, 0

D 1, 1 5, 6, 3, 9, 9, 0 4, 8, 2, 9, 4, 7, 0

E 1, 1 5, 6, 4, 5, 0, 0 4, 8, 2, 9, 5, 5, 0

F

G

H

VERBAL BOUNDARY DESCRIPTION The Lower Main Street Commercial Historic District includes all property bordering the North Side of Main Street, extending to the alley, from the property at 926 Main Street westward to and including 1112 Main Street (buildings A and 1 d through 10) and all property bordering the south side of Main Street, extending to the

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Richard Briggs, Architectural Historian

ORGANIZATION

Idaho State Historical Society

DATE

18 Sep 80

STREET & NUMBER

610 North Julia Davis Drive

TELEPHONE

334-3356

CITY OR TOWN

Boise

STATE

Idaho 83702

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Marie Wells

TITLE State Historic Preservation Officer

DATE

18 Sep 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Carol O Shul

DATE

11-28-80

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Paul D. Miller

DATE

11/26/80

CHIEF OF REGISTRATION

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This district is unique in its consistent portrayal of progressive Boise of 1897-1910. With the completion of the proposed urban renewal project just east of the district, this area will remain as one of the only intact districts from the early century with consistent architectural integrity.

INVENTORY:

1. Gem Block (including Gibbons and Knights buildings), 1000-02 Main Street; (1902).

The style of the block with its corner oriel window echoes the neighboring Idanha Hotel. However, the most striking visual element of the Gem is the second floor series of connected segmental arches. Each arch is made of brick with its keystone and impost of rock-faced Boise sandstone, and acts as a relieving arch for a triplet of double-hung sash windows. Between the arches, brick pilaster strips, resting on ground floor brick and stone piers, run the full height of the facade and pierce the galvanized iron cornice and the punctured brick parapet screen. The two main entrances are given emphasis by rock-faced sandstone portals with shouldered depressed arches, above which are oriel windows, more stone facing and shaped brick and stone parapets. Over the Tenth Street entrance the parapet is decorated with carved sandstone pinnacles and a stone tablet into which is carved the name and the date. The facade of the Gibbons and Knights building is a single bay wide with a segmental arch over a quadruplet window. The brick in both buildings is buff colored, with Boise sandstone trimmings on the Gem building and Tinino stone of matching color on the Gibbons and Knights. The Gem Block was originally built as two separate buildings; the Gem Block and the Gibbons and Knights Block. It was designed by J.E. Tourtellotte and Company and houses two ground floor store rooms, ten second-story office rooms and a storage room in the high basement. The Gibbons and Knights offered ten second-floor offices and one ground floor store front. The style of the blocks, considered the most modern style of its day, was chosen by Sigmund Falk. Its medieval appearance might have been preferred by Mr. Falk as a result of impressions received in Germany while serving as American vice consul in 1901. In 1910 Sigmund Falk bought the Gibbons and Knights block for \$35,000, intending to add two floors to the entire complex. The plans were drawn up by J.E. Tourtellotte and Company but were never executed.

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2. (John Noble) Noble Block, 1008 Main Street; (1902).
The Noble building was designed by architect Tourtellotte to be visually compatible with the Gem and Gibbons and Knights buildings. All three blocks were constructed simultaneously and with the first Tiner block presented lower Main Street with one hundred and fifty feet of commercial frontage considered the neatest on Main Street at the time. The style of this block is Romanesque, complete with a stone Roman-arched portal and a second-story triplet of round-arched window lintels supported by pilaster strips resting on shaped sandstone corbel stops. Other Romanesque motifs include a stylized brick machicolated corbel table and a large wooden cross-shaped mullion in the center window. The masonry is rock-faced Boise sandstone with granite-colored pressed brick. Like the Gem block the building has been covered with grey paint.

3. Tiner (Averyl) Building, 1010 Main Street; (1910).
The ground floor of this block is divided into bays by five piers of rusticated sandstone blocks that support an entablature at the second-story floor level. Over the centermost bay the cornice extends forward, creating a balconette formed by a cast-iron railing running between two carved stone end pieces. The bay farthest to the right contains the entry to the upper floors and has a double entablature. The lower cornice resembles the upper but is supported by an ornate stone modillion on both sides of the doorway. Above this cornice is a triplet window with a rusticated flat-arched lintel and a protruding keystone that functions as a modillion to the upper architrave. This whole ensemble is executed in sawn Boise sandstone. The upper stories of the facade are of common bond pressed brick with sandstone trimmings. Two outside bays extend forward from the face of the building and are accentuated with rustication. The entablature of the building includes a sandstone architrave and frieze with a galvanized iron cornice and modillion surmounted by simplified anthemion shapes. The parapet is punctuated with two carved sandstone pieces in the shape of enthroned balls. A tablet bearing the name "AVERYL" is located between the third and fourth floors in the center of the building. This four-story block was built as a replacement for the original two-story Tiner building of 1902, which was totally destroyed by fire. In order to support the additional stories, new piers were sunk fifteen feet below the basement to strengthen the

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- walls and foundation. The new building was built in the Renaissance style from a design by the firm of Wayland and Fennell in 1910. The new tenants included the New Boz theatre and the Manitou Hotel. The New Boz was lauded as the largest and best moving picture theater in the world, boasting a concealed ventilation system and luxurious interior decor. The Manitou Hotel occupied the upper three floors and was supplied with a marble staircase, an Otis electric elevator, maple hardwood floors, hot water heating, running hot and cold water in each room and private baths; all of this was very modern. This building was operated as a theater until about 1950 and a hotel into the 1960's. The space has since been used by the Bazaar department store. The ground floor has been recently remodeled into a bar, the Bouquet, retaining the materials and feeling of the original period.
4. Alaska Building (Bazaar), 1016 Main Street; (1906).
The original plan for John P. Tate's Alaska building, as designed by J.E. Tourtellotte and Company, included two stories and a basement with a deck around the stores, making four sales floors. This design was built in 1906 with the additional two stories built in 1911. The original tenants included Link's Business College and Blake and Reilly. Later, Blake and Reilly changed the name of their store to the Cash Bazaar and by 1922 were leasing the entire building. The building's facade above ground level is composed of three stories of brick laid in imitation of Renaissance stone rustication. On each of the upper three floors the facade is divided into four bays of paired windows. Each window is set into a surface that is created by and set back from a relieving segmental arch of the same imitation Renaissance rusticated brickwork. The entablature of the building consists of an architrave and frieze of common bond brickwork, a cornice with a row of dentils made of galvanized iron, and a brick parapet with molded sandstone coping. In 1953 the interior and the ground floor storefront were completely remodeled.
5. Beckwith Building (Hannifin's), 1024 Main Street; (1897).
This one-story brick building was built in 1897 for H.H. Beckwith of St. Louis, Missouri. It was designed by J.E. Tourtellotte to accomodate three storerooms. The original facade included an architrave, step-gabled parapet, merlons, rusticated piers, and pilaster strips made of brick with rectangular frieze panels in the manner of heraldic fields; the outer two chequy, the central field lozengy. The existing parapet is flat, the stepped gable having been removed. The storefront was fully glazed, with cast iron columns. On the Eleventh Street side the wall is punctured by a doorway and a window, the lintels being in the form of Roman arches. Two of the original three storefronts have been completely altered. The third remains intact and is unaltered except

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- for the modified parapet. This building has been occupied by a cigar store--originally in 1909 Edmund Salmon's and, since 1920, Hannifin's-- and served as the stage stop for the Silver City Stage and as staging station for supplies to Arrowrock Dam during its construction in 1914. The owner of the unaltered one-third has expressed interest in preservation of his portion of this distinctively medieval-feeling building.
6. Beckwith Building, 110 North Eleventh Street; (1910). Compatible. In 1910 H.H. Beckwith built this J.E. Tourtellotte designed three storefront building for \$3,000. By 1946 the Bazaar had acquired this building and completely remodeled the facade and interior. The quarry-faced sandstone bearing wall remains visible from the alley, and the low profile of the facade does not detract from the district.
7. John P. Tate Additions, 107 and 109 North Eleventh Street. On Eleventh Street two small one-story storefronts were built at the same time as the John P. Tate building. They were altered in 1945 to designs by Wayland and Fennell, as was the entrance to the hotel in the Tate building. There are altered, one-story additions behind the Whipple and Larsen buildings also, but since they are not visible from Main Street they do not detract from the quality of the district.
8. John P. Tate Building, 1102 Main Street; (1904). The facade of the John P. Tate building includes many classical and local quotations such as quoins, flat and round arches with oversized keystones, a cornice with modillions, and the interplay of red and white brick and smooth and rock-faced sandstone. Unlike the successfully integrated and complementary horizontal and vertical elements of the Larsen building, the design features of the Tate building give the building the appearance of a brick block to which classical elements have been attached. Though not a strikingly successful over-all design, the architectural firm of Wayland and Fennell imbued this block with the charm of the period. The broken entablature and angled corner entrance dominate the visual impact of the building. The ground floor originally contained two long, narrow storefronts on Main Street, with an entrance located on Eleventh Street serving the upstairs hotel of thirty-five rooms. The cost was \$30,000, considered a bargain, because the owner supervised the construction himself.

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9. Whipple Block, 1106 Main Street; (1904).
The Whipple block was designed by the architects Wayland and Fennell and built in 1904. Originally it was designed to accommodate two storerooms on the ground floor with hotel rooms on the second floor. Cast iron columns punctuated the fully-glazed storerooms and supported the second-story white pressed brick facade. The upper windows are given a flattened Gibbs surround treatment of alternating brick and sandstone leading to a flat arch punctuated by an oversized, protruding sandstone keystone. The galvanized iron cornice is supported by an arcaded corbel table, every fourth machicolation being vented. Above the cornice the brick parapet is stepped in the center and bears on the galvanized iron tablet the name "WHIPPLE". In 1955 the upper story was converted to apartments and the ground floor was completely altered.

10. Larsen Building, 1112 Main Street; (1904).
J.E. Tourtellotte and Company originally designed the Larsen building as a two-story block with two ground floor storerooms and an upper story rooming house. In 1910 a two-story addition was proposed, but only one story was added. Niels C. Larsen was the owner and proprietor of the California Wine House and the upstairs California Rooms. After the addition there were twenty-two guest rooms supplied with natural steam heat and hot and cold water. The Larsen block, a composition of white brick pilaster strips with contrasting red brick infill panels punctuated by white brick window lintels, sandstone keystones, and continuous sills, is one of the handsomest blocks in the district. The ground floor was originally fully glazed, but has been completely altered. Even so, the original cast iron pilasters are still visible. The ubiquitous galvanized iron cornice is surmounted by a red brick parapet containing the legend "19 Larsen 04".

11. Owyhee Hotel, 1117 Main Street; (1910).
Even though the massing of the Owyhee building and the simplicity of its exterior reveal unconcealed utilitarianism reminiscent of mid-nineteenth century urban American hotels, and even though the Owyhee echoes influential Chicago buildings of the latter nineteenth century with their rambunctious, masculine spirit and hardness and massiveness of form, the spartan exterior of the Owyhee is countered by lavishly decorated entrances, lobbies, mezzanines, lounges, restaurants and suites in an ebullience of styles. Of the original interior only the Garden Court restaurant—formerly the billiards room—the adjacent smoking room,

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and the Beefsteak Dungeon—now a basement storeroom—retain any of the original detailing. In 1977, when the main lobby was remodeled, the original leaded glass dome, the mezzanine iron railing, and samples of the molded plaster ceiling were acquired by the Idaho State Historical Society. The Main and Eleventh Street facades remain much as they were originally built. The ground floor storefronts have been altered and the two porte-cocheres removed. The entire building has been covered in cream-colored paint and the pergola-roofed garden has been removed. Even so, the original brickwork and masonry remain intact.

The architectural firm of J.E. Tourtellotte and Company was retained for the design and was later joined by the consulting services of R.T. Newberry of Chicago, an expert in hotels, who had been in the employment of the Santa Fe Railroad system where he designed a number of depots and restaurants. At his recommendation, the original four-story plan for a family hotel was expanded to include six stories and full commercial accommodations, with sample rooms and more complete convention facilities. The Owyhee pioneered the use of the steel frame and was credited with having inaugurated the skyscraper era in Boise. In the 1960's, after many years of service, a new hotel room wing was added and the original Owyhee Hotel was converted into office space. Even though this building has been altered, it is still visual evidence of the architectural trend during the first decade of this century, away from Victorian exterior detail and toward utilitarian twentieth-century functionalism.

12. Safari Motor Inn (Grand Hotel), 1070 Grove Street; (1914). Intrusion. Originally built as the Grand Hotel for Roscoe Smith at a cost of \$40,000, this building is now part of the Safari Motor Inn, which extends along South Eleventh Street. The architectural firm of Nisbet and Paradise pioneered the use of molded concrete blocks in this completely altered building. Its modern 1960's exterior replaced a unique galvanized iron cornice and Renaissance facade. The historic fabric of the building survives beneath this new exterior.
13. Smith Block, 1015 Main Street; (1905). This block was built for Roscoe W. Smith in 1905 by the contracting firm of Avey and Avey. The steel, brick, stone, and glass structure replaced several wooden structures that were some of the first buildings in Boise, built by Dr. Ephraim Smith, Roscoe's father. The ground floor of the

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fifty by eighty-foot building contained two storerooms with office space on the second floor. The second-story facade is of red brick. The windows have flat arches with raked skewbacks stepping to emphasized keystones of rock-faced Boise sandstone. A brickwork entablature composed of two arcaded corbel tables, the lower of cantilevered arches and the upper of round arches, support a parapet with sandstone coping that steps in the middle and contains a tablet with the legend "SMITH BLOCK".

14. Larson Building (Prout and Larson), 1011 Main Street; (1910).
The Larson building was erected in 1910 as a steel and brick replacement for the older wooden Prout and Larson Grocery of George W. Prout and Eli L. Larson. The building was designed by the architectural firm of Wayland and Fennell for the owner of the land, Robert Noble. The ground floor consisted of two entirely glazed storefronts with a central doorway leading to the second floor. Cast iron columns support the second-story masonry facade of brown brick. The second-story windows have plain lug sills of sandstone and flat arches of soldier course brick. Above the galvanized iron cornice and modillions, sanded and painted in imitation of sandstone, a brick parapet with concrete coping is punctured by vents with paired Greek key motifs. The entire facade is a calm, simplified trabeated Renaissance composition, in many ways resembling the Whipple building, which was designed by the same firm in 1904. The second story of the building was originally, and still is, a rooming establishment.

Site A. Idanha Hotel.
Already recognized for its architectural and historical value by being placed on the National Register, the Idanha participated in and contributes to the unity of this district as a representative of the commercial optimism of Boise businessmen of 1900. Its location on the corner of Tenth and Main Streets places it contiguous with the rest of the district.

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In 1865 the Boise Canal was built, which runs through this district from the corner of Ninth and Grove north to the corner of Thirteenth and Idaho, running under the present day Smith, Safari Motor Inn, Tate, and Whipple blocks. The commercial development of this district was initiated with the conversion of some of the older homes into rooming houses. Later came the construction of stables, blacksmith shops, and occasional storefronts as the business district along Main Street moved west.

In response to the demands created by the railroad depot at Front and Tenth Streets the Idanha was built in 1900, the first major construction in this district. Later the Owyhee, built in 1910, would embody the fuller expression of a hotel with the facilities for conventions, banquets, and other public gatherings. Between the construction dates of these two hostels there grew up on Main Street a district of business houses of brick, steel, stone, and glass, considered among the finest in the city. Within three years of the construction of the Idanha, the intersection at Tenth and Main gained buildings that made it what many Boiseans considered the most photogenic in the city. Each had a corner turret with a flag pole and presented the rail passenger with a picturesque reception when checking in at the Idanha. Numerous photos of this intersection appeared on post cards, in newspapers, in brochures published by the Boise Commercial Club and W.E. Pierce, and in books such as French's History of Idaho. When the Owyhee was finished, most of these pictures were shot from its roof garden toward the Idanha.

Among the important commercial aspects of this district are the longevity of some of the businesses. Included in this group are Hannifin's Cigar Store at 1024 Main since 1909, the Bazaar at 1012 Main since 1906, the Idanha Hotel at 924 Main since 1901, the Owyhee at 1117 Main since 1910, and a drug store at 1000 Main since 1902. Boise's citizenry enjoyed silent pictures at one of Idaho's first movie theaters, the Boz at 1011 Main in 1909. The Paris Beauty Shoppe, one of Idaho's first beauty parlors, operated at 1004 Main from 1913 to 1966.

The commercial trends in this district included the historic transition from shop to department store as clearly embodied in the growth of the Bazaar from a one-room store in the Alaska building to occupation of the entire Alaska and Tiner buildings (the latter from about 1950 to 1975) and two-and-a-half of the neighboring three Beckwith buildings. The transition from horse to automobile is demonstrated in the reconstruction of the Owyhee and Grand Hotels into the Owyhee Motor Inn and the Safari Motor Inn.

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Lower Main Street Commercial Historic District

CONTINUATION SHEET

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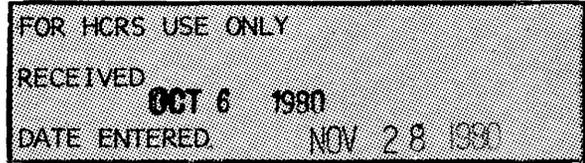
Significance (continued):

Within the district several of the buildings have undergone restoration, including the Idanha and the Tiner block. The Grand Hotel building has been completely altered and retains none of its original character. The Owyhee has undergone considerable interior alteration, but the original Main and Tenth Street facades remain largely intact. Interest has also been indicated by the owners of the Tate, Whipple, Larson, and Beckwith buildings in restoration of these buildings.

Verbal Boundary Description (Item 10) Continued:

alley, from the property at 1001 Main Street westward to and including 1117 Main Street (buildings 11 through 14); see enclosed sketch map.

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INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

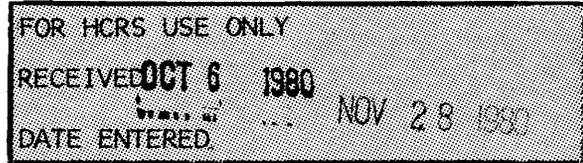
ITEM NUMBER

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Lower Main Street Commercial Historic District
Property Owner's List (Continued):

<u>Site No.</u>	<u>Property</u>	<u>Owner's Name</u>
10.	Larsen Building 1112 Main Street	Larsen, Whipple & Tate Assoc. c/o Robert Beath 1112 Main St. Boise, ID 83702
11.	Owyhee Hotel 1117 Main Street	EBCO, Inc. 1109 Main Street Boise, ID 83702
13.	Smith Building 1015 Main Street	Walter W. Cranston et al Walter W. Cranston and Cecil R. Cranston, Trustees Box 1024 Boise, ID 83701
14.	Larson Building 1011 Main Street	Merlin F. and June Purcell 1011 Main Street Boise, ID 83702
7.	John P. Tate Building (Additions) 107 and 109 North Eleventh Street	John P. Tate c/o Larsen, Whipple & Tate Assoc. Box 800 Boise, ID 83701

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CONTINUATION SHEET

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Lower Main Street Commercial Historic District
Property Owner's List (Continued):

COMPATIBLE (not contributing):

<u>Site No.</u>	<u>Property</u>	<u>Owner's Name</u>
6.	Beckwith Building 110 North Eleventh St.	Capital Investment Company and Walter Dufresne c/o Robert Anderson 7566 Stirrup Boise, ID 83705

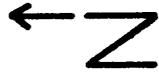
INTRUSIONS:

<u>Site No.</u>	<u>Property</u>	<u>Owner's Name</u>
12.	Safari Motor Inn (Grand Hotel) 1070 Grove Street	Walter W. Cranston et al Walter W. Cranston and Cecil R. Cranston, Trustees Box 1024 Boise, ID 83701

LOWER MAIN STREET
COMMERCIAL HISTORIC
DISTRICT

BOISE, IDAHO
(NOT TO SCALE) 1980

DISTRICT BOUNDARY - - - - -



OCT 6 1980

