

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received AUG 9 1984  
date entered SEP 7 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Sandpoint Historic District

and/or common N/A

2. Location

*Roughly 1st and 2nd Aves., Main and Cedar Sts.*

street & number 300 North First Avenue, 301-329 North First Avenue,  
314-22 North Second Avenue, 109-112 Cedar Street N/A not for publication

city, town Sandpoint N/A vicinity of

state Idaho code 016 county Bonner code 017

3. 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"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: lodge hall

4. Owner of Property

name Multiple ownership (see continuation sheet)

street & number N/A

city, town Sandpoint N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Bonner County Courthouse

street & number 201 South First Avenue

city, town Sandpoint state Idaho 83864

6. Representation in Existing Surveys

title Idaho State Historic Sites Inventory has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records Idaho State Historical Society

city, town Boise state Idaho

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	N/A	moved date N/A
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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### Describe the present and original (if known) physical appearance

The Sandpoint Historic District is composed of fifteen buildings in the core area of downtown Sandpoint. Thirteen of the structures are located in the block bounded by First Avenue, Cedar Street, Second Avenue, and Main Street, while the other two buildings are located directly across either First or Second from the main area. One structure, the Bernd Block (site #12), is already listed individually in the National Register.

Downtown Sandpoint is laid out on the flat expanse of land just to the west of Sand Creek and Lake Pend Oreille. Many streets are one-way, and U.S. Highway 95 follows First Avenue and Cedar Street through the business district. Available land is used to the maximum, with all but one of the buildings extending from the sidewalks on the front to the alleys in the rear and sharing common walls along the sides. The only exception to this is the Elks Lodge (#3), which contains a wide, recessed central bay fronted by a small landscaped area.

The buildings contained in the Sandpoint Historic District are quite homogeneous in type, style, and period. Thirteen of them were built between 1904 and 1915, with the Panida Theater (#15) following in 1927 and the Elks Lodge (#3) coming nine years later in 1936. Twelve of the structures are devoted to commercial and office space, one to governmental use, one to entertainment, and one to a lodge hall. The predominant building material is brick, with colors ranging from light pink and red to dark brown and tan. Other materials include cast stone (concrete block) and stucco over concrete. Three of the buildings are one story in height; the others are all two stories, with the rooflines varying only slightly in level. Most of the buildings are modest in design, reflecting the commercial style typical of North Idaho in the first decades of this century. A Florentine palazzco form with rusticated stone trim is evident in the City Hall (#2) and another Renaissance Revival style is seen in the Sandpoint Drug Company building (#13). The Bernd Block (12) is basically Re=omanesque Revival, and the later Panida Theater (#15) is designed in the Spanish Colonial Revival style popular at the time. The Elks Lodge (#3) is a modest example of the Art Deco style of the 1930's.

Early photographs of the downtown Sandpoint district indicate that here have been few major changes over the years. The rutted dirt streets have, of course, been replaced with blacktop surfaces and sidewalks. First story facades have been remodeled over the years as styles have changed and this process continues today, with a major remodeling project in progress in Larson's Store (#7). The downtown is presently facing a challenge with the opening this spring of a large shopping center to the north of town. Building uses are currently the same as they were sixty to seventy-five years ago; the only real change comes from the disappearance of the lodge meeting halls from the upstairs of the Knights of Pythias Hall (#1) and the Star Market (#9).

The Sandpoint Historic District is set off from the rest of the downtown area by its concentration of eligible buildings whose character and style have not been lost over the years by use and remodeling. It also contains the largest concen-

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Sandpoint Historic District  
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Item number 4

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PROPERTY

Elks Lodge #1376  
314 N. Second Avenue  
Sandpoint, ID 83864

Taft's  
319 N. First  
Sandpoint, ID 83864

Sandpoint Sewing Center  
202 Main Street  
Sandpoint, ID 83864

Sandpoint City Hall  
Second and Main  
Sandpoint, ID 83864

320 N. Second Avenue  
Sandpoint, ID 83864

Farmin Building  
Cedar and Second  
Sandpoint, ID 83864

OWNER

B.P.O.E.  
314 N. Second Avenue  
Sandpoint, ID 83864

Jim Berry  
P.O. Box B  
Sandpoint, ID 83864

and John A. Taft  
USC and ISCEPST  
c/o Jim Berry  
P.O. Box B  
Sandpoint, ID 83864

Rocky Point Investment Co.  
Attn: Kay Hughes  
227 S. First Avenue  
Sandpoint, ID 83864

City of Sandpoint  
c/o Mayor Marian Ebbett  
Sandpoint City Hall  
Sandpoint, ID 83864

Green and Greene, P.A.  
Attn: Raymond T. Greene, Jr.  
320 N. Second Avenue  
Sandpoint, ID 83864

W. T. and A. Corporation  
P.O. Box 426  
Medical Lake, WA 99022

and Robert Farmin  
510 South First  
Sandpoint, ID 83864

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PROPERTY

Larson's  
327 N. First Avenue  
Sandpoint, ID 83864

Children's Shoppe  
323 N. First Avenue  
Sandpoint, ID 83864

313-317 N. First Avenue  
Sandpoint, ID 83864

W. A. Bernd Building  
307-311 N. First Avenue  
Sandpoint, ID 83864

305 N. First Avenue  
Sandpoint, ID 83864

301 N. First Avenue  
Sandpoint, ID 83864

Panida Theater  
300 N. First Avenue  
Sandpoint, ID 83864

329 N. First Avenue  
Sandpoint, ID 83864

OWNER

Larson's, Inc.  
327 N. First Avenue  
Sandpoint, ID 83864

Mr. and Mrs. Benjamin Tate  
Route 1, Box 542-D  
Sandpoint, ID 83864

Miss Edith Jennestad  
614 N. Fourth Avenue  
Sandpoint, ID 83864

and Ms. Helen Luvaas  
c/o Edith Jennestad  
614 N. Fourth Avenue  
Sandpoint, ID 83864

Irvin H. and Margaret A. Leva  
3732 Hulen Park  
Fort Worth, TX 76109

Mr. and Mrs. Philip Bradentich  
c/o Fashion Crossroads  
305 N. First Avenue  
Sandpoint, ID 83864

Mr. and Mrs. Terry L. Merwin  
P.O. Box 428  
Sandpoint, ID 83864

Black Diamond Cattle Company  
312 Fourth Avenue SW  
Calgary, Alberta T2P 0H7

Ross Rexall Drug, Inc.  
c/o Leaverton and Sage  
P.O. Box 773  
Sandpoint, ID 83864

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tration of two-story structures. The remainder of the commercial area lies to the south on First and Second avenues and west on Cedar Street. Many of the other buildings are of the same age as those in the historic district but have been so changed over the years that their original facades are either hidden or irreversibly transformed. The few buildings that could be considered eligible for the Register are scattered among newer and altered structures and do not form any concentration.

Inventory:

- 1. Historic Name: Knights of Pythias Hall Contributory  
Common Name: Sandpoint Sewing and Vacuum Center

The Knights of Pythias built their two-story building in 1909 using concrete blocks that were probably made at one of the local concrete plants. The rustication on the blocks gives a heavy texture to the walls, broken by the smooth quoins, flat keystone lintels and belt courses. The first story contains two storefronts, one with a corner entrance. The second story has double-hung sash windows set both singly and in pairs and joined at the base by a continuous concrete sill/belt course. A double belt course forms a simple cornice below the flat roofline.

- 2. Historic Name: Sandpoint City Hall Contributory

The Sandpoint City Hall was completed in 1910 after a long delay because construction bids came in higher than the \$10,000 bond issue. Designed in a form of Second Renaissance Revival style by local architect S. W. Foster, the city hall is constructed of red brick trimmed with cast stone. The first story has segmentally arched windows and a massive round-arched entry on Main Street, while the second story utilizes round-arched windows. The original cornice has been replaced with a band of concrete block and the domed belfry was removed years ago.

- 3. Historic Name: B.P.O.E. Lodge #1376 Contributory

A wide recessed central bay provides the character and style of the 1936 Art Deco Elks Lodge. The symmetrical facade of the one-story, multi-colored tan brick building features wood frame windows with transoms, vertical design bands of dark brown brick, and a projecting front entry topped by corbelled bricks and a stepped roofline. The small yard in front of the Elks Lodge provides the only real landscaping within the historic district.

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4. Common Name: Rosholt's Shoe Service/Green and Green, P.A.      Contributory

This modest one-story cream/tan structure built in the early 1910's has a metal cornice with dentils above three recessed brick panels. A pair of central doors leads into the two businesses. Alterations include the covering of the transom windows and the addition of a fiberglass awning.

5. Historic Name: Farmin Building      Contributory

One of downtown Sandpoint's landmarks, the two-story Farmin building has a raised stone basement beneath the walls of rusticated cast stone. The building features a cut corner entrance, windows with flat lintels, a metal cornice with scroll brackets, and a curvilinear false gable on the north wall containing the building name and date 1909. A metal snow roof covers the cornice and a metal awning surrounds the building on the first story. Designed by local architects S. W. Foster and H. L. Mountjoy, the building was constructed in two segments, the western section in 1907-1908 and the eastern section in 1909. When quicksand was encountered during the excavation for the first phase of construction, pilings had to be driven to support the walls.

6. Common Name: Total Woman      Contributory

The oldest building in the district is also an early example of brick construction in Sandpoint. Firemaps indicate, however, that the brick is merely a veneer over a frame structure. The building stands out from others in the district because of its complete lack of ornamentation. The first story of this plain building has been covered with vertical wooden battens and contains large modern windows, but the second story with its group of double-hung sash windows remains basically unaltered. The building originally housed the Northern Idaho News, but by 1915 the print shop had been converted into a drug store and it remained a drug store until the early 1980's.

7. Common Name: Larson's      Non-Contributory

The large two-story Larson's building has undergone extensive remodeling over the years and is currently being redesigned once again. The second story retains much of the original design, however, with a decorative brick cornice and light tan brick lintels over the segmentally arched openings. The pairs of double-hung sash windows have been replaced with four vertical panes and a sloped sill. The structure was originally erected ca. 1906 as two small one-story brick buildings. These were joined about 1907 by a second story that tied the two buildings into a unified whole.

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8. Common Name: The Computer Center/The Children's Shoppe                      Contributory

Built sometime between 1906 and 1909, this two-story brick building replaced the 1906 Hunt Building, which was identical in size and design to the Star Market building that adjoins to the south. These twin buildings can be seen in early photographs, and the north sidewall or firewall still remains. The simple design of the present structure includes four evenly spaced window joined by a continuous sill, rusticated cast-stone quoins around the windows and up the walls, and a decorative brick band below the metal cornice at the roofline. The store has been renovated in recent years with an historical theme to include awnings, wooden panels beneath first-story windows, and new wooden signage.

9. Historic Name: Star Market    Contributory  
Common Name: Taft's Variety Store

Built in 1906 for \$8000, the Star Market has a pink pressed brick facade. The two upstairs windows are trimmed with segmentally arched lintels that have hanging pendant designs. A decorative brick band and a corbelled brick cornice complete the facade details. The first story is covered with aluminum panels to form a unified first floor facade with the Bigelow Block, which adjoins to the south.

10. Historic Name: Bigelow Block    Contributory  
Common Name: Taft's Variety Store

Above the remodeled first story, the pink pressed brick Bigelow building retains the character it had when first built in 1909 by P. E. Bigelow. The four double-hung sash windows are enhanced by a raised repetitive arched band, and a line of corbelled brick pendants spans the facade just below the building's nameplate and the metal cap at the roofline.

11. Common Name: Town and Country Store                                      Contributory

This modest one-story brick building contains identical storefronts on either side of the narrow center section, which was evidently intended to house a stairway to a future second story. Dividing the three front bays are pilasters of brown brick capped with white brick pendants. A metal cornice supported by curving brackets unifies the facade. This building was the last to be constructed on the west side of First Avenue in this block, opening for business in 1915.

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12. Historic Name: W. A. Bernd Block Contributory

The 1907 W. A. Bernd Block was individually listed in the National Register August 18, 1983. The large two-story pressed brick building contains three stores on the ground level, while the second story holds office space that is currently all vacant. The upper facade is distinguished by a row of eight evenly spaced round-arched windows accented by a raised band of repetitive arches. A metal cornice with scroll brackets sits above the building's name and date plate.

13. Historic Name: Sandpoint Drug Company Building Contributory  
Common Name: Fashion Crossroads

This modest two-story pink pressed brick building was erected in 1905 and 1906 for C. R. Foss, owner of the Sandpoint Drug Company. It was designed by J. K. Dow of Spokane. The upper story contains two pair of round-arched windows joined by a continuous concrete sill that terminates in an elaborate scroll at each end. A raised brick band accents the window arches and a cornice band of corbeled brick pendants tops the facade. The roofline, the only one in the district which is not horizontal, comes to a flattened peak in the center.

14. Historic Name: Northern Mercantile Company Building Contributory  
Common Name: Austin Rexall Drug Store

J. K. Dow also designed this large two-story brick building, for the Northern Mercantile Company in 1905. The building is slightly off-square, following the diagonal line of Main Street. The remodeled first-story facade contains just one large storefront while the upstairs contains a number of offices. The evenly spaced upper windows are double-hung sash with flat lintels, and a simple metal cornice tops the building. An unusual detail is the rear entrance on Main Street, which is set out from the building at an angle and is topped by an elaborate pedimented gable.

15. Historic Name: Panida Theater Contributory

The Panida Theater was built in 1927 by F. C. Weskil at the cost of \$70,000. The first structure in town to be built wholly of reinforced concrete, the theater is in the Spanish Colonial Revival style, which was popular nationally at the time. Round medallions and round-arched windows with curved wrought-iron balconies decorate the second-story stuccoed facade. The interior of the theater still contains details that made the Panida outstanding at the time of its construction. Special plastering effects and stenciled designs continue the Spanish theme, as do the original light fixtures. One feature that made the theater popular was the "cry room," which was touted as one of the first in the West to allow mothers with small children to enjoy the show without disturbing others.



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with most containing either commercial or office space. The only exceptions are the Elks Lodge, which is used for meetings and entertainment, and the Panida, which is used for movies and plays. The latter, however, has two small stores or offices in front and thus fits in with general downtown uses.

Because the buildings retain much of their original design and character, a visitor to the historic district is able to imagine what downtown Sandpoint must have been like sixty years ago. The Panida Theater, Elks Lodge, and Sandpoint City Hall show little if any alterations to the exteriors. Other buildings have been remodeled on the first story facades, but for the most part this has involved only changes in storefront windows, covering of transoms, removal of awnings, and the addition of modern signage. There are two buildings (#9 and #10) which have aluminum panels on the first story and a third (#6) that has wooden battens over the first-story brick. Despite the lower facade alterations, the second stories remain almost unaltered and provide a delightful variety of window shapes, decorative brick bands, and both brick and metal cornices. The one intrusion in the district is Larson's (#7) which is undergoing an extensive remodeling of the first story now and has had the second-story windows replaced by narrow vertical panes in an altered opening. Even with these alterations, the contrasting window lintels and brick cornice remain.

There has been no preservation or restoration activity so far in downtown Sandpoint although there is a modest amount of interest at the present time. One owner has had her building cleaned (#11) and a few years ago another owner (#8) redid the facade of his building, doing an attractive if not historically accurate job.

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Within Sandpoint itself, the historic district is important in that it contains the largest concentration of older buildings that have retained much of their original character over the years. The rest of the business district extends to both the south and west, and within this area there are a few isolated buildings that might qualify for the National Register. There are also a number of other stores that are as old as those in the district, but years of alterations and remodeling have taken their toll and it is difficult to perceive the original design of the buildings. The district boundaries delineate this cohesive historic core.

Thirteen of the fifteen buildings in the district date from the early period of solid growth in Sandpoint. The early settlement, known for a brief time as Pend Oreille, was located on the narrow spit of land developed as a Northern Pacific Railway grade by 1882, between Sand Creek and Lake Pend Oreille. The arrival of the Great Northern Railroad in 1891-1892 provided some impetus for growth, but the town still progressed slowly until the turn of the century.

Early-day Sandpoint, with its frame buildings all crowded together on either side of the railroad tracks on the narrow spit of land, was hit with fires from time to time. After a particularly devastating blaze in 1900, many of the business owners chose to rebuild across Sand Creek in the townsite that had been platted by L. D. Farmin in 1898. The new stores were of frame construction but these were gradually replaced with fireproof buildings when brick and concrete block became available locally. The Sandpoint Brick Company was in business by 1903, turning out 20,000 bricks a day, and two other brick yards soon followed suit. In addition, at least two concrete companies were in operation about 1909, providing a variety of concrete blocks for local builders.

By 1915, all but two of the buildings in the historic district had been constructed. The other two buildings achieved their significance from a slightly later era, but their scale, design, and present condition make them both contribute to the significance of the district as a whole. The Panida Theater was built in 1927 and its Spanish Colonial Revival design shows the influence of national trends of the time. The theater today retains the much-acclaimed plastering, stenciled panels, and interior fixtures that made it a drawing card when it first opened. The 1936 Elks Lodge also reflects national taste in its Art Deco styling, but it is done on a modest scale and thus is entirely compatible with the surrounding buildings. The entire facade has never been altered and remains in excellent condition.

The district forms a cohesive unit within downtown for several reasons. First, the buildings are all of a similar scale. Twelve of them are two stories in height, with just three of one story only, making a fairly uniform roofline within the district. Second, the buildings are all either brick, concrete block, or a combination of the two. The different colors of the brick add variety from building to building while the similarity of materials lends cohesiveness to the group. The only exception to the uniformity of building materials is the Panida, which is a concrete building with a stuccoed facade. Third, the building uses are similar,

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MAJOR BIBLIOGRAPHICAL REFERENCES:

Illustrated History of North Idaho, Embracing Nez Perce, Idaho, Latah, Kootenai, and Shoshone Counties, State of Idaho. Spokane: Western Historical Publishing Company, 1903, pp. 792-796.

Pend d'Oreille Review (Sandpoint), September 29, October 6, 20, 1905; August 30, September 13, December 6, 20, 1906; August 30, September 13, December 20; April 18, May 9, May 23, June 27, July 25, September 26, October 3, November 21, December 12, 19, 1907; September 25, 1908; January 22, April 23, June 11, September 24, October 29, 1909; May 19, June 9, September 29, November 17, 24, 1927.

Photograph collection, Bonner County Historical Society, Ella and Ontario streets, Sandpoint, Idaho.

Sanborn Fire Maps. September 1904, January 1909, and December 1915.

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**VERBAL BOUNDARY DESCRIPTION:**

The nomination includes the following parcels: block 1, lots 18 and 19, and lot 20 less the north 72:88 feet, all in the Sandpoint Original Townsite; block 25, lots 1 through and including 29, Farmin's Third Addition to Sandpoint; and block 24, lots 16 and 17, Farmin's Third Addition to Sandpoint.

## 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" 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** 1904-1936      **Builder/Architect** See inventory, item 7

### Statement of Significance (in one paragraph)

The Sandpoint Historic District is significant as a collection of commercial buildings typical of the size and style found in other North Idaho towns of the same period. Similar downtown developments can be seen in Wallace, St. Maries, Coeur d'Alene, Priest River, and Bonners Ferry, where the number and size of the fireproof buildings seem to be in direct relation to the size of the town. The building of block and brick commercial structures generally occurred once these towns had achieved a degree of permanence and stability and had developed into local trading centers. Those towns which were surpassed by larger urban areas usually have few, if any, substantial brick buildings.

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property about three acres

Quadrangle name Sandpoint

Quadrangle scale 7.5 minute

UTM References

A 

1	1	5	3	3	6	0	0	5	3	4	6	8	2	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

# 11. Form Prepared By

name/title Nancy F. Renk, Historic Preservation Consultant,

organization Bonner County date July 5, 1984

street & number 201 South First Avenue telephone (208) 263-7697

city or town Sandpoint state Idaho 83864

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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 *Merle Wells*

title State Historic Preservation Officer date 28 July 1984

For NPS use only

I hereby certify that this property is included in the National Register

*John Helms Byers* date 9-7-84  
Keoper of the National Register Entered in the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration



**SANDPOINT HISTORIC DISTRICT**  
 SANDPOINT, IDAHO

- DISTRICT BOUNDARY
- CONTRIBUTORY
- ▨ NON-CONTRIBUTORY

NOT TO SCALE  
 1984

