

SEP 11 1996

INVENTORY SHEET FOR GROUP NOMINATIONS: IDAHO STATE HISTORICAL SOCIETY, BOISE, IDAHO

NOMINATION: Historic Resources of Potlatch

SITE NAME: Nob Hill Historic District

SITE NUMBER: 3

LOCATION: An area along Spruce, Cedar, Fourth and Third Streets bordering the former Nob Hill Park.

OWNER'S NAME AND ADDRESS: Multiple; Owners list attached.

QUADRANGLE AND SCALE: Potlatch, 15 minute                      ACREAGE: Approximately 3 acres

VERBAL BOUNDARY DESCRIPTION: The Nob Hill Historic District includes the properties described and the land on which they are located, lots 4-9, block 30; lots 2-3, block 35; lots 2-4, block 36; all of block 37; lots 1-3, block 38; lots 1, 2, and 4, block 42; and lots 1-3, plus part of lot 4, block 43, Potlatch. See attached map.

UTM(S): 11/507900/5196050

DATE OR PERIOD: 1906-1970s

ARCHITECT OR BUILDER: C. Ferris White;  
A. M. Holmes

AREAS OF SIGNIFICANCE: Industry, architecture, community planning

EVALUATED LEVEL OF SIGNIFICANCE: Local

CONDITION: Good to excellent, altered, original site

DESCRIPTION:

The Nob Hill Historic District includes 18 houses (with associated, small out-buildings), and one church, an intrusion. All houses are wood frame bungalows; the church is brick. The district includes the original 10 management houses constructed in 1906, as well as additional management houses built later. The original Nob Hill houses were designed by Spokane architect C. Ferris White. The house at 425 Larch Street was designed by A. M. Holmes. Architects for the other houses are unknown.

Twelve of the houses enclose the former Nob Hill park, which now is the site of the Latter Day Saint Church. Four of the houses lie immediately adjacent to these twelve, west on Fourth Street. The other three houses lie immediately adjacent to the central twelve, south on Spruce Street. Thus, the district is very compact. These houses, the town's most substantial and best cared for both during and after company ownership of the town, are generally in good to excellent condition and are very preservable for the interpretation of management housing in a lumber company town. The district is bordered on the north and east by vacant spaces and a city park, and on the west and south by additional houses, many of which are much newer, having been constructed in the post-1950 period.

## INVENTORY:

1. Fred Gleave House (Contributory) This one-and-one-half-story, seven room house was constructed in 1906 at a cost of \$3,203 and faces east. It has a stone foundation and a gable roof with overhanging eaves, exposed rafters and a gable dormer on the east. It has a door on the east, centered with side panels. The front porch runs the length of the east facade, but the northern section has been enclosed. Most windows are double-hung sash with multiple lights. Alterations include a composition roof; aluminum siding; deck on west and north sides; additional rooms to the west. Among the residents of the house were Gleave, William Maxwell, and James J. O'Connell. Gleave was an auditor and bookkeeper for the company until 1915. O'Connell served as manager of the Potlatch Unit of Potlatch Forests, Inc., but lived in this house only briefly, spending most of his time in Potlatch at the Laird House. Maxwell began working for the company in 1906 and held a variety of office jobs. He was working at the company's Elk River site when Gleave left as auditor and A. W. Laird appointed him auditor and comptroller of the company.

2. William Deary House (Contributory): This was Potlatch's largest and most expensive house, constructed in 1906 with nine rooms and costing \$6,342. It is one-and-one-half stories, has a stone foundation and a gable overhang roof with exposed rafters and shed dormers on the east and west sides. The house faces east, with one bay on the north. It is sided with painted wood clapboards on the main level and painted wood shingles on the second level. There is one off-center door on the east and another on the south. The open four-post porch runs the length of the east facade. All windows are sash, most double-hung with one-over-one lights. The only major exterior alterations is a composition roof. Residents included Deary and W. D. Humiston. Deary was the company's first general manager, for whom the town of Deary, Idaho, is named. He personally selected the site for this house and worked closely with architect White on its design. The house was steam heated with the heat provided by the sawmill. Humiston became assistant general manager of the company upon Deary's death and moved here from site 3.

3. W. D. Humiston House (Contributory): This one-and-one-half-story seven room house was constructed in 1906 at a cost of \$3,746. It has a stone foundation, and a gable overhang roof with exposed rafters and shed dormers on the north and south. The house faces east and is sided with painted clapboards on the lower level and painted wood shingles on the second. It has one off-center door on the east, another on the south, and an open four post porch that runs the length of the east facade. All windows are sash and all are new, being replaced in the summer of 1985. This alteration has been done tastefully, however, windows being placed in original positions. The only other major alteration is a composition roof. Residents have included Humiston and Arlie Decker. Humiston was land agent for the company. Upon William Deary's death, he moved to the Deary House. In 1916 he became the company's assistant general manager. Decker was A. W. Laird's son-in-law. The house had steam heat provided by the sawmill. The house still has its original front boardwalk, one of the relatively few remaining in Potlatch.

4. Allison W. Laird House (Contributory): This one-and-one-half-story house had seven rooms as constructed in 1906. Original construction cost was \$4,171. It was the second most expensive house in Potlatch, and was enlarged to nine rooms in 1912. It faces east and has a stone foundation and a gable overhang roof with wood shakes, exposed rafters, and shed dormers on the east and west. There

is one bay on the west, an off-center door with six glass lights on the east, and two new French-style doors on the north. It is sided with painted clapboards on the main level and painted wood shingles on the second. The original open four post porch runs nearly the length of the east facade. A wrap-around deck has been added to the west and north sides and a portico to the north. Both additions are sensitive to the original construction. Windows are sash, mostly double-hung. Three new windows have been added to the west dormer. Residents included Laird, J. E. Irwin, and James J. O'Connell. Laird was the first assistant general manager of the company, and became general manager in 1913 upon William Deary's death. Laird Park in Latah County is named for him and he lived here until his own death in 1931. Irwin came to Potlatch in 1923 as an assistant general manager in charge of sales and manufacturing. Upon Laird's death he became manager of the Potlatch Unit of Potlatch Forest, Inc., serving until 1933. O'Connell then became Potlatch Unit manager, moved to this from site 1, and remained here until his death in 1951. Mrs. J. J. (Alta) O'Connell wrote in her reminiscences of Potlatch (now in the library of the Latah County Historical Society) that, "the house had 75 built-in drawers and innumerable cupboards . . . . My husband had a company car as well as our own car in a steam heated garage. The house was steam heated as well as heating the water tank assuring us a constant flow of hot water, no furnace, the steam from the mill and we had old fashioned radiators."

5. 235 Cedar Steet (Contributory): This one-and-one-half story five-room house was constructed in 1923 at a cost of \$3,440. It has a concrete foundation and gable roof with a gable-return dormer on the south. The building faces west with doors on east and west. It has a pedimented portico on the west with four doric columns and an offset porch on the east. Most windows are double-hung sash with multiple lights over one. Alterations include aluminum siding and a composition roof. Dr. E. M. Wygant, Potlatch dentist, resided here in the late 1920s and early 1930s.

6. Latter Day Saint Church (Intrusion): This single-story brick church was constructed in the 1970s and is an intrusion.

7. C. W. Rogers House (Contributory): This two-story eight-room house was constructed in 1906 at a cost of \$3,056. It has a stone foundation and gable overhang roof with enclosed rafters, and dormers with eave returns on the south and north. It faces west with bays on the north and south, and off-center doors on the west and east. It is sided with painted clapboard on the lower story and painted wood shingles on the second. The eight-posted open porch with balustrade runs the length of the west facade, and there is a wooden stoop on the east. Windows are sash, many double-hung with three and four lights over one. The major alteration is a metal roof. Rogers, who was in charge of shipping for the company, was the original tenant.

8. F. I. Divers House (Contributory): This two-story seven-room house was constructed in 1906 at a cost of \$2,781. It has a stone foundation and gable overhang roof with wood shakes, enclosed rafters, and gable-return dormers on the south and north. It faces east with a recessed door on the east and an off-centered door on the west. A four post open porch with balustrade runs the length of the east facade and there is a stoop on the west. It is sided with painted clapboard on the lower floor and painted wood shingles on the upper. Most windows are double-hung sash, one over one lights. The house has virtually no exterior alterations. Residents have included Divers, Paul Tobin, Sr., and Paul Tobin, Jr. Paul Tobin, Jr. was the last manager of the Potlatch Unit when

the sawmill was dismantled in 1983.

9. G. W. Morgan House (Contributory) This one-and-one-half-story eight room-house was constructed in 1906 at a cost of \$2,747. It has a stone foundation and a gable overhang roof with exposed rafters. It faces west, with one bay on the south. It is sided with painted clapboard on the lower level and painted wood shingles on the upper. It has doors on the west and east, and a four-post open porch runs the length of the west facade. Windows are sash, mostly double-hung. Alterations include a metal roof; stone chimney on the south; a casement window on the south; and a deck on the east. Residents have included Morgan, and A. A. McDonald, general manager of the Potlatch Mercantile, the company store, lived here from 1910 to 1919. McDonald was regionally famous for his merchandising skill and his Sales Days at the Merc, held several times each year, drew shoppers from as far away as Lewiston, Idaho, and Rosalia, Washington. Stapleton, who managed Potlatch's first automobile garage, lived here in the 1920s.

10. F. C. McGowan House (Contributory): This one-and-one-half-story seven room house was constructed in 1906 at a cost of \$2,347. It has a stone foundation and a gable overhang roof with wood shakes, exposed rafters, and a shed dormer on the north. It faces west with a bay on the south and a centered, four-post open porch that runs nerly the length of the west facade. Composition siding covers the original siding on the main level, while the second floor is sided with painted wood shingles. It has a centered French-style door on the west with 10 lights, and another French-style door on the north with 15 lights. There is a double-hung sash window on the east main level with 20 over one lights, while the four single sash bay windows have 10 lights each. Most other windows are double-hung sash. Alterations include composition siding on the main level; a brick chimney on the south and a concrete block chimney on the north; two skylights on the south; single sash window on the west; and a wrap-around deck on the north and east. An early map of Potlatch lists this as the residence of McGowan. If he actually lived here, it would have been only briefly. McGowan was, along with Joseph Terteling, one of the original incorporators of the Potlatch Brick Company. By the fall of 1907, though, he was living in the new town of Deary, Idaho, where he co-managed the Deary Townsite Company, having been placed there by the Potlatch Lumber Company to oversee the selling of town lots in the new community created by the company's Washington, Idaho, and Montana Railway.

11. E. J. Davis House (Contributory3): This one-and-one-half-story seven-room house was constructed in 1906 at a cost of \$3,381. An early Potlatch map indicates that this was C. Ferris White's design #108, the same design as the W. D. Humiston House Although the two have different exterior appearances, they have the same number of rooms and cost approximately the same to construct, so original floor plans might have been the same. It has a stone and concrete block foundation and a gable overhang roof with wood shakes. The formerly exposed rafters have been recently enclosed with plywood. The house faces west, with a bay on the north and a four-post open porch that runs nearly the length of the west facade. It is sided with painted clapboard on the lower floor and painted wood shingles on the upper. The west door is off-center and has a four-light window. There is another door on the east. The windows are both double-hung and single sash, most of the singles having multiple lights. Alterations include a porch on the east and a greenhouse bay window on the south. Residents included Davis, Max Williamson, and Dr. F. C. Gibson. Davis was the company's master mechanic, and was the first person to move into a permanent Potlatch house in January 1906. At that time he and his wife lived in a worker's cottage

while they waited for their Nob Hill house to be completed. Williamson lived in the house from 1909 to 1919. He worked under Paul Lachmund in the sales department, eventually leaving Potlatch to become district representative of the Weyerhaeuser Sales Company in St. Louis and, later, New York City. Williamson was active in community athletic affairs, was a prime mover in the formation of the Potlatch Amateur Athletic Club, and is remembered as being the most influential person in convincing A. W. Laird of the need to build the town a gymnasium in 1916. Gibson, the town physician, lived in the house in the 1920s.

12. 235 Spruce Street (Contributory): This one-and-one-half-story six-room house was constructed in 1923 at a cost of \$4,751. It has a stone foundation and a gable overhang roof with exposed rafters. There is a gable dormer on the west. The house faces north with doors on the north and east. Windows are sash, both single- and double-hung, most with multiple lights. Alterations include enclosing the northwest porch for living space; composition roof and siding; and a porch on the east running the length of the facade.

13. 225 Spruce Street (Contributory): This is a one-story house. Company records show no house on this location, so construction information is not available. It has a concrete block foundation with a hipped overhang roof and enclosed rafters. It faces west and has two west doors. The main entry is a centered French-style door with 18 lights. The other door is over a stoop. The main entryway is a centered, pedimented portico with four Doric columns. The house is sided with painted clapboards. Windows are single and double-hung sash, those on the west having four lights over one. The only major alteration is a metal roof.

14. P. M. Lachmund House (Contributory): This one-and-one-half-story nine-room house was constructed in 1914 at a cost of \$5,043. It has a concrete foundation with a gable overhang roof with exposed rafters and shed dormers on the east. It faces east with a centered door on the east with glass and six lights and another door on the north. It has an open wrap-around porch on the east and south sides supported with seven wrought iron columns. It is sided with painted wood clapboards. Windows are single and double-hung sash, many with multiple lights. Alterations include a composition roof; nine new wooden windows, all with the same placement and dimensions of the originals; and a deck on the north. Lachmund was the company's first sales manager, eventually becoming a district sales manager for the Weyerhaeuser Sales Company.

15. W. J. Gamble House (Contributory): This one-and-one-half-story six-room house was constructed in 1923 at a cost of \$4,793. It has a concrete block foundation and a gable overhang roof with exposed rafters. The house faces east with doors on east and west. It has a portico on the east with wrought iron supports and is sided with painted clapboard. Most windows are single sash with a few double-hung sash. Alterations include a metal roof and wrought iron supports and balustrade on the east porch. Gamble started working for Potlatch in 1910 and retired in 1951. For many of those years he served as assistant general manager and general manager of the Washington, Idaho, and Montana Railway.

16. 420 Larch Street (Contributory): A one-story five-room house, apparently constructed in 1923 at a cost of \$3,782. The house foundation is pillars on concrete footings with a partial basement. It has a hipped overhang roof with exposed rafters. The house faces east with a basement door on the north and the main door off-centered on the east with glass and eight lights. It is sided

with painted clapboards. A portico on the east has two Doric columns and a balustrade. Windows are single and double-hung sash. Alterations include a composition roof and new windows on the east.

17. 410 Larch Street (Contributory): This one-and-one-half-story seven-room house was constructed in 1923 at a cost of \$4,404. It has a partial basement and pillars on concrete footings for a foundation. The house has a gable overhang roof with wood shakes, exposed rafters, and gable dormers on the north and south. It faces east with doors on the east and west. It is sided with painted clapboards on the lower level and painted wood shingles on the upper. There is an open post porch which runs the length of the east facade, supported with four Doric columns, with a balustrade. A new deck has been added to the original stoop with overhanging roof on the west. All windows throughout the house--a combination of casement and sash--are new. There is also a new metal chimney.

18. M. L. Seymour House (Contributory): This two-story eight-room house was constructed in 1906 at a cost of \$3,105 and was the first Nob Hill house occupied. It has a stone foundation and a gable overhang roof with exposed rafters. The house faces west with a centered French-style door on the west with 15 lights, and two other doors on the east and north. It is sided with painted clapboard on the lower level and painted wood shingles on the upper. There is an enclosed porch on the east and an open, eight post porch with balustrade running the length of the west facade. Windows are single and double-hung sash, most doubles having three lights over one. Alterations include a metal roof; greenhouse style bay windows on the north, and a deck on the north. Seymour began working for the company in 1905. He helped lay out the sawmill and was superintendent once it began operating. This is the only one of the original ten management houses not located around the central park.

19. 425 Larch Street (Contributory): This one-story six-room house was constructed in 1916 at a cost of \$2,780. It has a concrete foundation and a gable overhang roof with exposed rafters. It faces west, has a bay on the north, a centered door on the west with six glass lights, and sliding glass doors on the east. It is sided with painted clapboard. The west portico is centered and supported with two Doric columns. Windows are single and double-hung sash, most with multiple lights. Alterations include a metal roof, sliding door on the east, new windows on the north and south, bay window on north, and a concrete porch with metal roof on the east.

#### SIGNIFICANCE:

Most of the significant individuals associated with the Potlatch Lumber Company lived in the Nob Hill Historic District, since virtually all the company's managers resided here. The two most significant were William Deary, the company's first general manager for whom the town of Deary, Idaho, is named, and Allison Laird, the first assistant general manager, then general manager upon Deary's death. Laird Park in northern Latah County, Idaho, is named for him. These two men directed the affairs of the company for nearly the first thirty years of its existence. Among the other locally significant individuals to live here were A. A. McDonald, general manager of the Potlatch Mercantile; Walter J. Gamble, general manager of the W. I. & M. Railway; Walter D. Humiston, company assistant general manager after Deary's death; and James J. O'Connell, Potlatch Unit Manager of the Potlatch Forests, Inc. from 1932 to 1951.

The Potlatch Lumber Company had a tremendous impact on the development of north central Idaho and the entire Palouse region. In addition to the town of Potlatch, the company was directly responsible for the formation of two other Idaho communities, Deary and Elk River. Because of its railroad, it also contributed to the development of several others, such as Princeton, Harvard, and Bovill. The company's inexpensive lumber greatly aided the settlement of the Palouse region. Furthermore, the company was for many years Idaho's largest taxpayer, hiring hundreds of employees as well as being one of the largest property owners in the state. All of these varied affairs were directed by men living in the Nob Hill District.

The Nob Hill Historic District includes 18 houses with associated small outbuildings and one church, an intrusion. Ten of the houses were constructed in 1906, one in 1914, one in 1916, and five in 1923. The church was built in the 1970s, and the construction date for one house is unknown. The ten houses built in 1906 were designed by A. M. Holmes. The architect of the older houses is unknown. The Nob Hill district remained almost as originally constructed and designed until the addition of several homes in 1923. In that year the Potlatch Lumber Company had one of its most prosperous years ever. Many people moved to town to obtain work at the mill. Some lived in a temporary shack city on the town's edge. In order to house the overflow, the company constructed several houses, including a whole new street on the north hill, in addition to those built on Nob Hill.

Nob Hill is currently undergoing a bit of a renaissance. Four of the houses have undergone renovation and restoration projects in the past year, ranging from new paint to a new shake roof, to a major addition. All of these renovations have been done in a way very much in harmony with the historic context of the houses and neighborhood. There seems to be a growing consciousness in Nob Hill that this is a truly unique area, and property owners are attempting to retain the historic nature of the community.

This residential district encircles the church and grounds, which formerly was a community park. The original plantings of various types of deciduous trees, growing here for nearly 80 years, still line the neighborhood's streets. The houses on Nob Hill were larger, more expensive, and more individualized than homes in the working class sections of Potlatch, which follow a few basic architectural patterns. Consequently, this neighborhood does not have the sense of sameness evident elsewhere in town, as each house is at least moderately different from its neighbors, and some are quite distinct. Still, this is a very cohesive group of houses, all wood frame construction with similar exterior cladding. Even though houses here are larger in comparison to others in Potlatch, they are still quite modest in comparison to large houses in nearby towns such as Moscow. In that sense even this elite portions of Potlatch conveys a sense of a working class, company town.

There is only one intrusion in the community, the brick church of Jesus Christ of Latter-Day Saints which occupies a corner of the former community park. This intrusion is unfortunate since it occupies the very central portion of the district. Still, since the church takes up less than one fourth of this central clearing and the remaining is still maintained as a grassy park area--as it always was--the district retains much of its original flavor.

The Nob Hill District is quite compact. Boundaries were selected because the neighborhood is bordered on two sides (north and east) by undeveloped and and

city park property, and on the south and west by additional houses, many of which were constructed after the town was sold in the 1950s. Twelve of the houses in this district directly border and enclose the former Nob Hill park. Four more houses lie immediately adjacent to these twelve, west on Fourth Street. The other two houses lie immediately adjacent to the central twelve, south on Spruce Street.

All of Potlatch is quite unique from other communities in the region. It was one of the largest and longest-lasting of the several completely company-controlled and owned lumber towns in the West. The precise north-south streets; uniformly-spaced trees; incorporation of the central park; and extensive use of wood for construction in the Nob Hill District all served to distinguish this neighborhood from similar neighborhoods in nearby towns. Although the houses were somewhat individualized, this part of Potlatch still very much has the flavor of a company town's residential section.



Historic Resources of Potlatch: Nob Hill Historic District

ITEM 4. OWNER OF PROPERTY:

NOB HILL HISTORIC DISTRICT OWNERS LIST (SITE 3)

Fred Gleave House (Site 1) 410 Cedar Street	Douglas Luitten Box 446 Potlatch, ID 83855
William Deary House (Site 2) 330 Cedar Street	Richard Bunce Box 488 Potlatch, ID 83855
W. D. Humiston House (Site 3) 320 Cedar Street	William Marr Box 526 Potlatch, ID 83855
A. W. Laird House (Site 4) 310 Cedar	Marvin Bain 310 Cedar Street Potlatch, ID 83855
325 Cedar Street (Site 5)	Harvey Chandler 1519 Linden Lewiston, ID 83501
Latter Day Saint Church (Site 6)	Church of Jesus Christ of Latter Day Saints Potlatch, ID 83855
C. W. Rogers House (Site 7) 415 Cedar Street	Allen Heimgartner Jacalyn Castle Box 514 Potlatch, ID 83855
F. I. Divers House (Site 8) 410 Spruce Street	Paul Tobin, Jr. Box 385 Potlatch, ID 83855
G. W. Morgan House (Site 9) 335 Spruce Street	Vera Alsterlund Box 504 Potlatch, ID 83855
F. C. McGowan House (Site 10) 325 Spruce Street	Ronald Glaze Box 79 Potlatch, ID 83855
E. J. Davis House (Site 11) 315 Spruce Street	Gary French Box 585 Potlatch, ID 83855
235 Spruce Street (Site 12)	Drake Millick Box 307 Potlatch, ID 83855
225 Spruce Street (Site 13)	Herbert Durham Suzanne Peterson Box 111 Potlatch, ID 83855

Historic Resources of Potlatch: Nob Hill Historic District

Nob Hill Historic District Owners List (continued) (Site 3)

P. M. Lachmund House (Site 14) 220 Spruce Street	Delfred Cone Route 1, Box 82 Princeton, ID 83857
W. J. Gamble House (Site 15) 230 Spruce Street	Russell Bailey Box 55 Potlatch, ID 83855
420 Larch Street (Site 16)	Cameron Hershaw Box 179 Potlatch, ID 83855
410 Larch Street (Site 17)	Peter LeRoy Staffel Box 292 Potlatch, ID 83855
M. L. Seymour House (Site 18) 415 Larch Street	M. D. Benson Box 72 Potlatch, ID 83855
425 Larch Street (Site 19)	Eugene Walters Box 207 Potlatch, ID 83855

