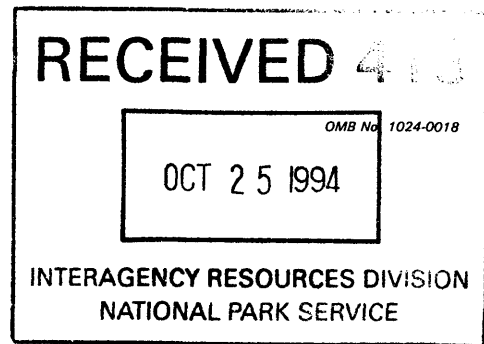


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hester, Patrick J. and Lydia house

other names/site number _____

2. Location

street & number 1622 Fifteenth Avenue

n/a not for publication

city or town Lewiston

n/a vicinity

state Idaho code ID county Nez Perce

code 069 zip code 83501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official

20 OCT 94
Date

John R. Hill, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

X entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Edson H. Beall

11.25.94

Entered in the
National Register

[Signature]
Signature of Keeper

Date of Action

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Property Name Hester, Patrick J. and Lydia house

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<u>X</u> private	<u>X</u> building(s)		
<u> </u> public-local	<u> </u> district	<u>1</u>	<u> </u> buildings
<u> </u> public-State	<u> </u> site	<u> </u>	<u> </u> sites
<u> </u> public-Federal	<u> </u> structure	<u> </u>	<u> </u> structures
	<u> </u> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: n/a

No. of contributing resources previously listed in the National Register: 0

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>single family</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions.)

Cat: <u>DOMESTIC</u>	Sub: <u>multiple family</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification
(Enter categories from instructions.)

Colonial Revival

Materials
(Enter categories from instructions.)

foundation stone: sandstone

walls nonhistoric: metal: aluminum

roof asphalt

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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Property Name Hester, Patrick J. and Lydia house

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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

1905-1944

Significant Dates

1905

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Nave, James

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

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Property Name Hester, Patrick J. and Lydia house

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing
(36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings
Survey # _____
- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

10. Geographical Data

Acreage of property Less than one acre

UTM References

1	<u>1/1</u>	<u>4/9/9/4/3/0</u>	<u>5/1/3/8/8/2/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting	Northing			
2	<u>/</u>	<u>/</u>	<u>/</u>	4	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

☐ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth Egleston

organization _____

date June 26, 1994

street & number 157 First Avenue #16

telephone (801) 359-6818

city or town Salt Lake City

state Utah zip code 84103

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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Section number 7 Page 1 Name of Property Hester, Patrick J. and Lydia house
County and State Nez Perce County, Idaho

The Patrick J. and Lydia Hester house is one of nine houses built as part of the Blanchard Heights development in Lewiston, Idaho just after the turn of the century. Its massing fenestration and detail exhibit the transitional character of the Colonial Revival style, sometimes referred to as "free classic", in which the asymmetry of the Queen Anne aesthetic and classical elements are integrated. The Hester house faces north and is located on a steep hill overlooking Lewiston and the Clearwater River. Although Blanchard Heights is no longer surrounded by the open fields that once provided its rural character, the proximity of two houses historically associated with the development conveys a sense of the early neighborhood.

The two-and-a-half story house sits on a stone foundation and has an asphalt roof. The hipped roof has a steep pitch and is broken by gables on the east, west, and south elevations and on the northeast corner. With the exception of the south wall, these gables are placed above projecting bays. The ends of the roof and the gables are slightly flared; the small dormer on the north elevation is an exaggeration of this flare. A one-story porch extends across the north facade and curves around the northeast corner, ending at the projecting bay on the east wall. The porch is supported by coupled columns of the Roman Doric order (fluted, with simple capitals); the balustrade has turned posts. A broad pediment is located on the porch roof, centered over the door. Seven steps lead up to the wooden deck of the porch and lattice surrounds the crawl space. An enclosed one-story porch extends across the rear (south) wall. Two entrances, one on the west end of this elevation and one in the center, provide access to this porch; a pediment is located over the center door.

Most of the windows are one-over-one, double-hung sash. Single pane windows with a fixed transom are located in the center walls of the projecting bays, and all the gable ends have Palladian windows. The door on the north elevation is single and has a transom and sidelights. The house has aluminum siding in a wide, clapboard pattern. On the east roof slope an interior chimney is visible.

The use of the house has always been for residential purposes but it is no longer a single-family dwelling. There are no outbuildings. Landscaping consists of a grass yard on the north and west and mature, deciduous trees and shrubs. At the rear and east of the property is a parking lot. Except for the aluminum siding the house has undergone little, if any, exterior alteration, so that it has a high degree of integrity of design and workmanship. It appears taller and narrower than the two homes associated with Blanchard Heights that are directly west, but all three are similar in style and period. The homes are further unified by a stone retaining wall that extends along the lots of the three properties. This architectural compatibility, coupled with mature landscaping, provides integrity of feeling and association, and it a lesser degree, setting and location.

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Section number 8 Page 1 Name of Property Hester, Patrick J. and Lydia house
County and State Nez Perce County, Idaho

The Patrick J. and Lydia Hester house is eligible for the National Register under Criterion A. It is historically significant for its association with an early twentieth-century residential development, Blanchard Heights. Located only a few miles from downtown Lewiston, Blanchard Heights offered both open space and urban convenience. The development is accordingly associated with the history of Lewiston at the turn of the century, as the availability of such a concept indicates that the city had reached a period of stability and maturation.

Like many communities in Idaho, Lewiston owes its existence to a mining boom, in this case that of the discovery of gold at the headwaters of Orofino Creek in 1860. Miners wanting to reach the gold camps as quickly as possible found that transportation via the Snake and Clearwater rivers provided the easiest access, and Lewiston was the result of the makeshift tent city the miners inadvertently created at the confluence of these rivers. Soon merchants established businesses to supply the miners, and the town grew quickly. Its population and prosperity greatly fluctuated during its first decades, but by 1900 it had become the regional center of the northern half of the state, with a population of 2,500.

The Hester house, constructed in 1905, was one of was one of nine houses built as part of the Blanchard Heights development. They were situated on the steep hill south of the downtown commercial core and southeast of the expanding, affluent Normal Hill neighborhood. All of the homes are located within a sixteen block area (encompassing Fifteenth to Nineteenth streets and Eighteenth to Fifteenth avenues) and were built between 1904 to 1907. Blanchard Heights was promoted by six men, the most prominent being Wendell P. Hurlbut. He was president of the Commercial Trust Company, a local bank, which owned much of the property surrounding the development. Only two of the six men built homes in Blanchard Heights: Hurlbut, who built two homes for himself and his son and daughter-in-law on Eighteenth Avenue and Gaylord Thompson, who built a home on Seventeenth Avenue (listed in the National Register in 1992). "Blanchard" was the maiden name of Hurlbut's daughter-in-law, Maud Blanchard Hurlbut.

Blanchard Heights offered many amenities: great views of the Clearwater River, close proximity to the downtown area and rural living. Owners had urban advantages, such as the availability of city water sources, but did not have the constraints placed on them had they lived in town; for example, they could keep any livestock except for pigs. Furthermore, deed restrictions specifying that all houses must cost at least \$1,500 ensured an exclusive element to the neighborhood. For years the neighborhood had no defined streets; early residents speak of driving across fields in the most convenient direction (diagonally) to reach town, and of having horses and livestock. One long-time resident of Blanchard Heights, Dr. D. K. Worden, described a pleasant sense of isolation from both Lewiston and his neighbors in a 1983 interview. He moved to Blanchard Heights in 1937 and lived there until his death in 1988, and provided his impression of what the neighborhood was like soon after the first houses were constructed:

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Section number 8 Page 2 Name of Property Hester, Patrick J. and Lydia house
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At that time [about 1905] I think these houses were built here completely isolated -- for blocks there was nobody. My kids had a racehorse track down here -- they had the circus down below us. I think it was sort of a status thing to be up on the hill looking down...¹

Like most of the original owners of Blanchard Heights properties, little is known about Patrick or Lydia Hester. Title records show that they only owned the house for a few years before selling it to Charles and Cynthia Hershberger, who in turn sold the property to George Erbes in 1914; the longest stretch of continuous ownership never lasted more than sixteen years. The residential use of the home has changed from single to multiple family.

The architect of the Hester house also remains unknown at this writing, but a strong possibility exists that it was designed by James Nave, as it is very similar to the Tambllyn house at 1506 Seventeenth Avenue. Nave was a prolific architect who practiced in Lewiston from 1903 until 1933. His residential commissions, which composed the bulk of his work during the early years of his Lewiston tenure, were generally Queen Anne and Colonial Revival in style. Within Blanchard Heights alone Nave showed a great facility for these genres and the variety they allowed, producing examples of the Dutch colonial and Tudor Revival styles, as well as the more horizontal and classical examples seen in the adjacent McLaren and Aspoas properties.

The integrity of the massing and design of the Hester house, combined with the proximity of the Aspoas and the McLaren properties, contributes to an understanding of this early development and in turn, the history of Lewiston. The compatible styles of the three homes, along with the mature landscaping and the stone retaining wall that defines the front yards of these properties, presents a unified sense of the original appearance of the neighborhood, and reminds the viewer that a group of early Lewiston citizens valued fashionable architecture in the midst of rural surroundings while desiring the availability of urban amenities.

¹Interview with Dr. D.K. Worden, Lewiston, Idaho, 2 November 1983.

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Section number 9 Page 1 Name of Property Hester, Patrick J. and Lydia house
County and State Nez Perce County, Idaho

Books

Attebery, Jennifer Eastman, Building Idaho. Moscow, ID.; University of Idaho Press, 1991.

Hibbard, Don. Normal Hill: An Historic and Pictorial Guide. Lewiston, ID: Luna House Historical Society, 1978.

McAlester, Lee and Virginia. A Field Guide to American Houses. New York: Alfred A. Knopf, 1989.

Newspaper Articles

Lewiston Morning Tribune

16 June 1904, p. 10

30 April 1905, p. 5.

22 February 1906, p. 5

19 April 1907, p. 2

2 September 1912, p. 2

Other Sources

Deed records, 1904-1989. Nez Perce County Courthouse, Lewiston, Idaho.

Sanborn maps: 1928

Worden, Dr. D.K. Lewiston, Idaho. Interview, 2 November 1983.

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Section number 10 Page 1 Name of Property Hester, Patrick J. and Lydia house

County and State Nez Perce County, Idaho

VERBAL BOUNDARY DESCRIPTION

The nomination includes the Patrick J. and Lydia Hester house and the property on which it stands, lots 1, 2, and 3, block 31, Yantis Addition, Lewiston. Legal description on file at the Nez Perce County Courthouse, Lewiston, Idaho.

BOUNDARY JUSTIFICATION

The boundary description is based on the legally-recorded boundary lines of the property. The boundary includes the house, and it contains the area which has been historically associated with the Hester house.