

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED **MAY 27 1982**

DATE ENTERED

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

1 NAME

HISTORIC

Caldwell Historic District

AND/OR COMMON

Downtown Caldwell

LOCATION

STREET & NUMBER

The half-block bounded by Seventh, Main, and Kimball streets and the alley between Main and Arthur streets, and adjoining buildings facing Seventh or Kimball.

N/A NOT FOR PUBLICATION

CITY, TOWN

Caldwell

N/A VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Idaho

CODE

016

COUNTY

Canyon

CODE

027

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 checked="" type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input checked="" 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 (See continuation sheet)

STREET & NUMBER

N/A

CITY, TOWN

N/A

N/A VICINITY OF

STATE

N/A

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Canyon County Courthouse

STREET & NUMBER

1115 Albany Street

CITY, TOWN

Caldwell

STATE

Idaho 83605

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Idaho Historic Sites Survey

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 type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE <u>N/A</u>
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Caldwell Historic District includes one densely-developed block along Main Street of buildings housing businesses and offices. These buildings date from 1894, eleven years after the town's founding, through 1928, and form the core of the downtown business area as it was in the decade 1900 through 1910. Most of the buildings are two-story brick and stone blocks displaying the modest small-town use of the Romanesque revival, Renaissance revival, commercial, and Art Deco styles and built during the early 1900's, when the town underwent tremendous growth (the population tripled) because of the nearby Deer Flat Reservoir reclamation project. Fronting on a sidewalk that abuts the roadway, this one-block area is a remnant of a formerly well-unified streetscape consisting of about four blocks along Main Street. There are no intrusions.

INVENTORY:

1. Saratoga Hotel, 624 Main Street, built 1903-04, renovated ca. 1947.

The Saratoga Hotel is a four-story building with its first story of brick and rusticated stone and its other stories of brick. The fourth story is an attic with a plain roofline above a denticulated cornice. The second story has two hipped bay windows on the Seventh Avenue side and, on the Main Street facade, double-hung sash windows with stone relieving arches surmounted by "Saratoga" carved in low relief, all above the large round-arched entrance of rusticated stone. The present appearance of the Saratoga resembles closely the 1947 renovation designed by Tourtellotte and Hummel of Boise.

The original style of the Saratoga was French Chateau. The two-story building had a Mansard roof with a line of hipped dormers, two octagonal corner turrets with tent roofs and finials, and a gabled dormer with returns, a Palladian window, and a massive canopy over the Main Street entrance.

2. Commercial Building, 702 and 704 Main Street and 103, 105, 107 Seventh Avenue, built 1906, renovated 1928.

Both the original building and the 1928 renovation of the Commercial Building were designed by Tourtellotte and Hummel of Boise. The original style of the two-story Commercial Building was Victorian Romanesque Revival. Resembling the adjoining Steunenberg Block, it was red brick with white trim of rusticated stone. Series of round-arched and rectangular double-hung sash windows were outlined with relieving arches of rusticated stone and exaggerated keystones. The molded cornice and parapet wall were stepped.

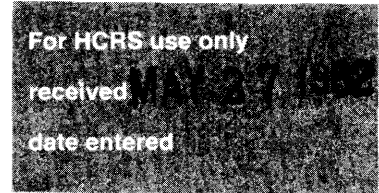
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Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Caldwell Historic District
List of Property Owners
Continuation sheet

Item number 4

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<u>Site No.</u>	<u>Property</u>	<u>Owner</u>
1.	Saratoga Hotel 624 Main Street	Schott's Properties P.O. Box 738 Boise, Idaho 83701
2.	Commercial Building 702 and 704 Main Street and 103, 105, 107 South Seventh Avenue	Canyon County c/o Tom Doerr Ann Oakley, Inc. 820 Arthur Street Caldwell, Idaho 83605
3.	Steunenberg Block 706 and 708 Main Street	Bess Steunenberg et al c/o The College of Idaho Attention: Ron Pisaneschi, Public Relations Caldwell, Idaho 83605
4.	Egleston Block (now Bonanza 88) 710 Main Street	Victor E. Wolfstone 2366 Eastlake E, Room 218 Seattle, Washington 98115
5.	Roberts Building (now El Tico Tico) 712 Main Street	Mrs. Frances Nelson and Mrs. Maxine Briggs 212 Eagleson Road Boise, Idaho 83705
6.	Creative Printing 714 Main Street	McClures Bakery, Inc. c/o Charles McCurry c/o Gary Mee P.O. Box 1117 Caldwell, Idaho 83605
7.	Oakes Brothers Store (now Coast-to-Coast) 720 Main Street	Sundowner, Inc. Box 1055 Caldwell, Idaho 83605
8.	Harmon Building 722 and 724 Main Street and 104 South Kimball Avenue	L. A. Harmon c/o Warren Staggs P.O. Box 156 Caldwell, Idaho 83605
9.	Ballantyne Building (now Phoenix Building) 104 North Kimball Avenue	Dee Bowen, et al c/o Robert Kemp 3643 Somerset Boise, Idaho 83709

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receiver

date entered

<u>Site No.</u>	<u>Property</u>	<u>Owner</u>
10.	Western Building 107 South Kimball Avenue	Joseph P. Martin c/o Robert Jackson 1706 Harrison Boulevard Boise, Idaho 83702
11.	Union Block 113, 115, 117, 119, 123 South Kimball Avenue	The College of Idaho c/o Thomas G. Carter 123 South Kimball Avenue Caldwell, Idaho 83605 Paul G. Hanley c/o Tom C. Harrington 116 Mountain View Caldwell, Idaho 83605 Inland Investment Corporation P.O. Box 1042 McCall, Idaho 83638 Frances Nelson 212 Eagleson Road Boise, Idaho 83705 Blanch G. Brooks c/o Thomas Carter 123 South Kimball Avenue Caldwell, Idaho 83605
12.	Caldwell News (now Maria's) 114 Seventh Avenue South	Arthur E. Bock c/o Steve Gonzales 324 Seventh Avenue North Nampa, Idaho 83651
13.	113, 115, 117 Seventh Avenue South	Bruce E. Ankeny Route 2, Box 85 Caldwell, Idaho 83605
14.	Lowell Building 701 and 705 Arthur Street and 121 and 123 Seventh Avenue South	Evelyn I. Crockett c/o Freda M. Stout Waldorf Bar 123 South Seventh Avenue Caldwell, Idaho 83605 W. O. Brinkert c/o Classic Realty P.O. Box 1436 Caldwell, Idaho 83605

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2. Commercial Building, 702 and 704 Main Street and 103, 105, 107 Seventh Avenue, built 1906, renovated 1928 (Continued).

In a 1928 renovation the building gained an eclectic facade that suggests the Spanish Colonial Revival. The first story is red brick with a white diamond motif inset between the windows. Windows and the large rectangular Main Street entrance are flanked with wood pilasters embellished with a spiraling design. The second story of white stucco is divided from the first by a band of spaced cast iron flowerlets and is surmounted by a red tile Mansard roof. It has a band of paired round-arched windows and rectangular windows flanked by thin white pilasters in the Corinthian order.

To the left of the entrance a raised grill is attached to the facade. A recent purchaser of the Commercial Building is interested in its restoration.

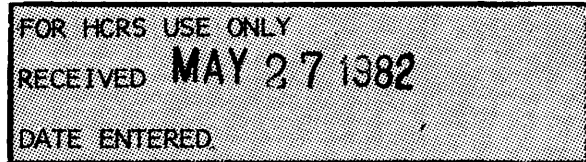
3. Steunenberg Block, 706 and 708 Main Street, built 1906.

The Steunenberg Block, which matches the Commercial Building design by Tourtellotte and Company, closely resembles its original appearance. It is a two-story red brick block with white rusticated stone trim. The entrance, a large round arch, is outlined with stone voussoirs and a greatly exaggerated keystone. The second story windows repeat this motif with round arches and pronounced keystones in rusticated stone, the keystones capped with brick corbels. A stepped brick corbel table is surmounted by molded stone. The paneled design in the parapet suggests battlements.

Centered above the second story windows is a rectangular parapet wall with the lettering "Steunenberg Block." The College of Idaho, owner of the block, is supportive of its recognition by the National Register.

4. Egleston Block, 710 Main Street, built 1906.

Also designed by Tourtellotte and Company of Boise, the Egleston Block is a two-story building of sand-colored brick. Its second story has two large recessed rectangular windows outlined in raised and toothed brick courses. Above a stepped corbel are four small windows, also outlined with toothed courses, tucked under a plain cornice and roofline. Centered in the second story facade in low relief is the legend "T. C. Egleston 1906."



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5. Roberts Building, 712 Main Street, built 1894.

The Roberts Building, the oldest block standing on the southwestern side of Main Street, is a two-story sand-colored brick building with Romanesque Revival features. An entrance offset to the right leading to second story apartments has a round arch and brick label mold. The second story has a row of closely-spaced round-arched windows outlined by archivolt trim of pronounced brick courses, and stone sills. The stepped and toothed corbel table and vertical raised brick bands outlining the sides of the building suggest battlements with coping.

6. Creative Printing, 714 Main Street, built ca. 1912.

This two-story sand-colored brick building has a cornice of stepped and toothed courses surmounted by a triangular, castellated parapet. The two oversize double-hung sash windows set in the second story are topped with a relieving fan pattern in brick and are flanked by a raised brick plectrum design. A course of stone trim divides the building horizontally below the windows.

7. Oakes Brothers Store, 720 Main Street, built 1905-1906.

The Oakes Brothers Store, a one-story brick building, retains part of its original facade above the modern entrance. Bricks are laid in alternating horizontal and vertical rows below the stepped and toothed corbel table capped with simple stone slabs.

8. Harmon Building, 722 and 724 Main Street and 104 South Kimball Avenue, built 1896, renovated 1906 and 1934.

The Harmon Building was built in 1896 as the Lucas Building, a one-story brick block. T. K. Little purchased it in 1899 and renovated it in 1906 to two stories. In 1906 the building had a brick facade and a flat-roofed corner turret, both with a plain cornice and parapet. A panel-like surface design of rectangular indentations was carried over from the facade to the turret walls.

In 1934 the H. J. McNeel company refaced the building for L. A. Harmon. Two shades of hard pressed golden bricks cover the facade, the darker brick outlining the second-story band of double-hung sash windows and the arcaded cornice of blind arches set in a raised corbel table. Centered on the Main Street facade in the darker brick is the lettering "Harmon."

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9. Ballantyne Building, 803 Main Street and 104 North Kimball Avenue, built 1910.

In early photographs the one-story Ballantyne Building is of two contrasting colors to emphasize its trim. Today its brickwork is painted white, with brown details: the cornice of molded stone and raised bricks set in a string of inverted triangles, the columns flanking the Main Street entrance, the foundation, and illusionary rectangular windows along the Kimball facade. Large corner wrap-around windows have been bricked in and painted white. The building is renamed "Phoenix Building," and this name with a phoenix is painted alongside the Kimball Avenue entrance.

10. Western Building, 105-111 South Kimball Avenue and 802 Main Street, built 1903.

The Western Building has a stuccoed facade. Window woodwork, three raised string courses below the second-story windows, and the simple molded cornice are all painted blue. A row of large diamond-shaped indentations shows in relief below the cornice. The owner of the Western Building has shown an interest in restoration and tax certification.

11. Union Block, 113-123 South Kimball Avenue, built 1907.

Centered on the Kimball Avenue facade of this two-story brick and stone building is the lettering "Union Block," below a simple molded cornice and parapet. The second-story row of rectangular double-hung sash windows is outlined by raised brick courses and connected by string courses of raised, stepped brick. Courses of rusticated stone run above and below these windows. Large raised brick panels in a geometric design and rectangular openings with rusticated stone lintels fill the space between the cornice and the second-story windows. The right side of the building is covered with a coat of dark brown paint.

12. Caldwell News, 114 Seventh Avenue South, built ca. 1903-10.

This one-story brick building has a plain stone cornice, a brick parapet capped with a band of rusticated stone, and rusticated stone quoins at the door level. The facade is now painted white.

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13. 113-117 Seventh Avenue South, built ca. 1906-1910.

The distinctive feature of this two-story brick building is the geometric design between the cornice and second-story windows, consisting of recessed brick courses set in an angular fan-like pattern. The simple molded cornice is surmounted by two corner and one central brick parapet extensions. Directly beneath it is an arcade of blind arches in a stepped corbel table. Second-story windows are paired under segmental arches and outlined by spaced indentations. Originally unpainted, the facade is now painted white.

14. Lowell Building, 701 and 705 Arthur Street and 121 and 123 Seventh Avenue South.

The Lowell Building is a two-story light-brick block with a molded cornice and a plain parapet. The second-story row of rectangular double-hung sash windows is surmounted by stepped courses and outlined with crenellated indentations.

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J. H. Lowell and A. K. Steunenberg (brother of Governor Frank, mayor of Caldwell, and editor in the 1880's and 1890's of the Caldwell Tribune) were the joint financiers of the Lowell Building (building 14).

The Saratoga Hotel (building 1) was the enterprise of Howard Sebree, whose implement store opened in Caldwell during 1883 and who later became president of the Stock Growers' and Traders' Bank and the mayor of the town.

The Commercial Building (building 2) was erected by the Commercial Bank, a locally-financed bank founded by A. K. Steunenberg, John C. Rice, and E. H. Plowhead.

The Egleston Block (building 4) was built by another of Caldwell's mayors, Trobridge C. Egleston.

The district boundaries include what the townspeople felt to be the center of downtown Caldwell in 1910—the Saratoga Hotel, and the Main Street business block between Seventh and Kimball Avenues, including the Kimball and Main intersection. The boundaries extend south onto Arthur Street where there are buildings from the 1900's of architectural significance.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Caldwell Tribune, 1883-1910.

Polk's Canyon, Gem, Payette and Washington Counties Directory, 1930-31.

Polk's Caldwell Directories.

Caldwell Public Library: Oral History Collection, Archives, and Pamphlet File.

Idaho State Historical Library: Manuscripts, Pamphlet File, and Photographs.

Glen Barnett, Idaho Banking, 1863-1976.

Interview with David G. Dorsey, March 9, 1979.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately four acres

QUADRANGLE NAME Caldwell

QUADRANGLE SCALE 7.5 minute

UTM REFERENCES

A

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Z

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VERBAL BOUNDARY DESCRIPTION The nomination includes the buildings in the Caldwell Historic District and the property within its boundaries, Block 77, lots 1 and 2, Block 4, lots 1 through 12, and 25 through 30, Block 3, lots 11 and 12, Block 5, lots 1 and 2, Block 3, lot 13 and a portion of lot 14, and Block 5, lots 22 through 27; see enclosed sketch map.

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

STATE	CODE	COUNTY	CODE
N/A			

STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Jennifer Eastman Attebery, Architectural Historian

ORGANIZATION

Idaho State Historical Society

DATE

4/28/82

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

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

Maria Wells

TITLE State Historic Preservation Officer

DATE

29 April 1982

FOR NPS USE ONLY

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

Delores Byers
KEEPER OF THE NATIONAL REGISTER

Entered in the
National Register

DATE

7/19/82

ATTEST:

DATE

CHIEF OF REGISTRATION

CALDWELL HISTORIC DISTRICT

CALDWELL, IDAHO
(NOT TO SCALE) 1981

DISTRICT BOUNDARY - - - - -

