UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED MAY 2 7 1982

DATE ENTERED

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

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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 wellunified 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.

United States Department of the Interior 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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Page 1

Site No.	Property	Owner
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 Tíco Tíco) 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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National Register of Historic Places Inventory-Nomination Form Caldwell Historic District List of Property Owners Continuation sheet



Site No.	Property	Owner
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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Caldwell Historic District

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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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Caldwell Historic District CONTINUATION SHEET

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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."

Caldwell Historic District CONTINUATION SHEET

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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 wraparound 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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Caldwell Historic District CONTINUATION SHEET

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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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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Caldwell Historic District

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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 <u>Caldwell Tribune</u>) 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.

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SIGNIFICANCE

_1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE	
⊭1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE	
_1600-1699	X_ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN	
_1700-1799	ART	ENGINEERING	MUSIC	THEATER	
X1800-1899 X1900-		EXPLORATION/SETTLEMENT INDUSTRY INVENTION	PHILOSOPHY X_politics/government	TRANSPORTATION OTHER (SPECIFY)	

1894-1928

BUILDER/ARCH J. McNeel (site 8)

STATEMENT OF SIGNIFICANCE

Buildings in the Caldwell Historic District represent an early phase in the economic growth of Caldwell and the architectural styles popular during that phase. These buildings are of local architectural and historical significance for their visual reminder of Caldwell during that phase of growth; for their associations with people of local importance; and as a representative remnant of the town's early architecture-few commercial or public buildings from the 1880's through the 1910's survive in Caldwell, outside of this district.

Caldwell was settled in 1883 when the Oregon Short Line Railway Company chose to build through the Boise Valley, bypassing the capital city, and the Idaho and Oregon Land Improvement Company purchased land for a townsite about thirty miles abuthwest of Boise. The town became a supply center for the surrounding valley towns and farms and the mining towns and ranches to the south in Owyhee County. Buildings from the first decade of Caldwell history are rare, and many are radically altered. The Roberts Building (site #5), built by Mike Roberts and C. O. Picard for their Caldwell Butchering Company in 1894, is a largely unaltered example of an early two-story Romanesque revival brick block. Roberts and Picard were prominent early businessmen who formed their partnership in 1885.

When Canyon County was created in 1892, Caldwell became county seat. In the same year'ldaho's first college was established there by the Wood River Presbytery, the College of Idaho. This was the beginning of a period during which building activity declined, however. After the initial boom of the 1880's and early 1890's and through about 1902, the Caldwell Tribune called repeatedly for the improvement of Main Street with the erection of two-story brick blocks like the Roberts Building, but that building remained surrounded by one-story false-fronted frame businesses until the construction of Deer Flat Reservoir, a reclamation project about five miles south of town, spurred a decade of rapid growth.

The decade 1903 through 1912 saw the erection of the two-and-more-story brick and stone buildings that now dominate Main Street, the best remaining unaltered examples of commercial architecture from this period in Caldwell. One of these buildings--the Commercial Building--was designed by Tourtellotte and Company of Boise, the firm that designed the Idaho State Capitol. The Union Block, the Lowell Building, the building at 113-117 Seventh Avenue South, the Steunenberg Block, the Egleston Block, the Oakes Building, and Creative Printing are the most notable structures that preserve their original fabric and style (sites 11, 14, 13, 3, 4, 7, and 6). These buildings were financed by the prominent businessmen and politicians of the town.

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CALDWELL HISTORIC DISTRICT CALDWELL, IDAHO (NOT TO SCALE) 1981

DISTRICT BOUNDARY ----

