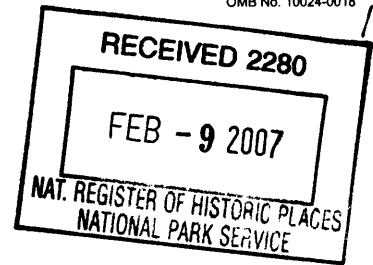


164

**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 of eligibility for individual properties or Districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 Old Nampa Neighborhood Historic District

other names/site number _____

2. Location

street & number Roughly bounded by 4th Avenue South, 4th Street South, 11th Avenue South, and 9th Street South

city or town Nampa n/a vicinity

state Idaho code ID county Canyon code 027 zip code 83651 n/a not for publication

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Kenneth C. Reid Feb 8, 2007
Signature of certifying official/Title Date
KENNETH C. REID, Deputy State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- 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): _____

for Edson N. Beall 3-21-07
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- District
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>144</u>	<u>99</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>144</u>	<u>99</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- HEALTH CARE/Medical Office
- GOVERNMENT/Government Office
- COMMERCE/TRADE/Professional

Current Functions

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- HEALTH CARE/Medical Office
- GOVERNMENT/Government Office
- COMMERCE/TRADE/Professional
- COMMERCE/TRADE/Financial Institution

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19TH AND EARLY 20TH
- CENTURY AMERICAN MOVEMENTS
- LATE 19TH AND 20TH CENTURY
- REVIVALS

Materials

(Enter categories from instructions)

- foundation CONCRETE; STONE
- walls WOOD; BRICK; STUCCO; ASBESTOS;
METAL
- roof ASPHALT; WOOD; METAL
- Other METAL; CONCRETE; BRICK; SYNTHETICS

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Old Nampa Neighborhood Historic District
Name of Property

Nampa Canyon County, Idaho
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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

ARCHITECTURE

Period of Significance

1910-1940

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(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 Other State agency
- 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
- Federal agency
- Local government
- University
- Other

Name of repository:

See continuation sheet(s) for Section No. 9

Old Nampa Neighborhood Historic District
Name of Property

Nampa, Canyon County, Idaho
City, County, and State

10. Geographical Data

Acreage of property 31.85 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 11 535142 4824919 B 11 534749 4825443
Zone Easting Northing Zone Easting Northing

C 11 534986 4824750 D 11 534524 4824867

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Elizabeth P. Jacox and Barbara Perry Bauer, Historians

organization TAG Historical Research and Consulting date August 1, 2006

street & number PO Box 7333 telephone 208-338-1014

city or town Boise state ID zip code 83707-1333

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/or 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.) Floor plan

Property Owner

Name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Introduction

The Old Nampa Neighborhood Historic District encompasses approximately 18 blocks in an area of Nampa contained within the Nampa Original Townsite and three subdivisions: Arlington, Pleasants', and Waterhouse Additions. Within the boundaries of the District, there are 243 buildings of which 144 (67%) contribute to the historic character of the neighborhood. The neighborhood is primarily single-family residential, although there are several small professional offices, a state agency office and a credit union within the boundaries. The earliest houses in the neighborhood were constructed c. 1910, but the majority (191) of them were built between 1920 and 1940. The greatest period of growth in the neighborhood occurred in the mid-1920s when the Pacific Fruit Express established a rail car repair yard in Nampa.

There are no churches or schools within the boundaries of the Historic District. On 7th Street South, between 9th Avenue South and 11th Avenue South, a few houses have been converted to office buildings; two new buildings, a state government office and a medical clinic, have been built, but the majority of the neighborhood remains single-family dwellings. Most secondary structures in the neighborhood are single-car garages and are not individually significant, with the exception of the garage associated with 603 11th Avenue South, a hipped-roof, cobblestone building unique to the neighborhood (Photograph 18).

No buildings within the proposed District boundaries have been previously listed in the National Register of Historic Places.

Boundary

The Old Nampa Neighborhood Historic District is located adjacent to downtown Nampa, south of the railroad tracks, which have traditionally divided the community into two residential areas. The boundaries of the District have been drawn to exclude blocks on the edges of the District containing more non-contributing than contributing projects. (See attached map and Section 10 for a complete description of the District boundaries).

Neighborhood Description

The Old Nampa Neighborhood includes areas platted as part of the Original Nampa townsite in 1886 (amended 1888), the Waterhouse Addition (1891), Arlington Addition (1904) and Pleasants' Addition (1916). A few houses were built in the neighborhood on lots near Nampa's downtown before 1910. Most of the earliest houses were constructed along 11th Avenue South, just a few blocks from the commercial District that developed near the railroad tracks and depot on Front Street. By 1920, 35 houses had been built within the District, but after 1920, the neighborhood grew rapidly. Local businessmen began to promote home building in 1920, which led to a short growth spurt. Construction escalated with the coming of the Pacific Fruit Express

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 2 **Name of Property** Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

ice plant and repair shops in 1925. One hundred sixty four homes were constructed in the Old Nampa Neighborhood in the years of rapid growth, which ended in the 1930s. By 1940, most of the lots had filled. Only thirteen houses have been built within the boundaries of the District in the last sixty years.

The additions of the Old Nampa Neighborhood were laid out with streets running in a northeasterly/southwesterly direction, parallel to the railroad tracks, which had been used to demarcate areas of Nampa as “north” and “south.” Subsequent adjacent areas were platted at the true compass orientation resulting in angled intersections and oddly shaped lots at the edges of the neighborhood. “Streets” run in a northwest/southeast orientation, while “Avenues” run northeast/southwest. Both “Streets” and “Avenues” are truncated where they run into the later additions.

Streets are 80’ wide and blocks are 300’ x 300’, laid out in twelve lots of 50’ x 140’, bisected by 20’ alleys. Garages are located at the back of the lots and are accessed from the alleys. Although the neighborhood is dominated by Craftsman/Bungalow houses, there are a few representatives of other styles, including Queen Anne and Colonial Revival (19th century) and Tudor Revival and Minimal Traditional (20th century). A few 1950s and 1960s ranch-style houses were built as in-fill, and one house was constructed in 2005, after the original building was destroyed in a fire.

Commercial intrusions occur on Seventh Avenue South. This street has been widened and connects 12th Avenue South to 3rd Avenue South. Twelfth Avenue South cuts through the center of Nampa’s downtown, while 3rd Avenue South brings traffic from the busy interstate highway interchange and major arterial roads connecting Nampa to Caldwell, a town located a few miles to the west. Several residences along 7th Avenue South have been converted to office buildings.

Houses within the Old Nampa Neighborhood feature mature landscaping, including trees, shrubs and flower gardens. At one time, street names were posted on plaques mounted on concrete monuments that were placed on corner lots for easy viewing by pedestrians and vehicular traffic. Most of these monuments were removed when utility work was done in the neighborhood over the past twenty years. Only one street name monument remains on the northwest corner of 4th Street South and 5th Avenue South (Photographs 15, 16).

ARCHITECTURAL STYLES

Houses built before 1920

Although the additions of the Old Nampa Neighborhood were platted in the early years of Nampa’s development, few houses were built until after the turn of the 20th century. Many of the earliest homes built circa 1910 by merchants, professionals and entrepreneurs are found along 11th Avenue South, between 5th Street South and 9th Street South. These homes display the most variation in style and materials.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 3 **Name of Property** Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Stylistically, homes along these blocks show the influence of Queen Anne, Colonial Revival and Prairie School, a greater variety than found on most other blocks within the neighborhood. The majority of houses built in the neighborhood are modest Craftsman/Bungalows. Most houses are clad in wood with asphalt roofs, although there are houses with brick or stone masonry and some houses with stucco.

The Queen Anne style, popular when the community of Nampa was established in the late 1880s, has only six representatives in the Old Nampa Neighborhood, four of which contribute to the District. None of these houses are high-style examples. The Queen Anne influence is seen in decorative detailing such as spindlework and patterned shingle trim. 716 9th Avenue South (Photograph 3) is a two-story, front-gabled house with a full-width, hipped roof porch with a central pediment. Four squared columns set on squared piers with a spindlework rail support the porch. A boxed pair of one-over-one, double-hung sash windows is centered in the front gable with a decorative crown. 511 8th Avenue South and 807 11th Avenue South are similar two-story, cross-gabled buildings, with decorative patterned shingles in the front gables. Paired one-over-one, double-hung sash windows centered in the front gable are found on both houses; the windows on 511 8th Avenue South are boxed, while those on 807 11th Avenue South are flush with the wall. The partial-width porch on 511 8th Avenue South has been enclosed. 807 11th Avenue South features a wrap-around porch with squared wooden porch supports (Photographs 20, 21). A curving, wrap-around porch with classical column porch supports and a second-story bay window are the striking features of banker Eustace Smallwood's house at 815 11th Avenue South (Photograph 17).

Two Dutch Colonial Revival houses are found in the District. Built circa 1910, 811 11th Avenue South is a two-story, cross-gabled house with a gambrel roof, a type popular in pattern books at the turn of the 20th century. The house features a shed-roofed, full-width porch with an offset front entry. 723 9th Avenue South, a more modest version of the style, is front-gabled with a gambrel roof and a gabled-roof dormer on the west side. A full-width, hipped-roof porch with simple, squared, wood porch supports runs across the front of the house. The front entry is slightly off-center (Photographs 3, 4, 22).

Four Prairie-style houses were built in the neighborhood. 603 11th Avenue South, the home of insurance agent Fred Kernohan and his wife May, is a two-story, hipped-roof house with a hipped-roof dormer and a full-width, glass-enclosed front porch. The house is constructed of brick on a stone foundation (Photograph 18). 603 10th Avenue South, located a block away, is another two-story, Prairie-style home, built in 1910 for Mrs. Ila Everly. This house also features a hipped roof, but has a through-cornice dormer and a partial-width hipped porch. The lower section of the house is pressed brick; the upper section has been re-sided with aluminum, but originally may have been wood shingle. A garage has been added to the rear of the house (Photograph 25).

Among the other early houses in the neighborhood are a number of "hipped-roof cube" cottages. The one-story, square, hipped-roof cottage was a simple form that was easily and quickly built. The houses were generally of frame construction with narrow clapboard siding. Examples are found at 612 6th Avenue South and 519 7th Avenue South. 612 6th Avenue South is an example of a simple pyramidal cube. A

(Rev. Feb. 1993)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

partial-width porch on the front elevation was enclosed before 1948, but few other alterations have been made. The only embellishment is a cottage window with a decorative stained-glass header on the façade. The windows on the enclosed porch and along the side elevations are double-hung wood windows. A simple, shed-roofed cover extends over the entry step. 519 7th Avenue South is a slightly more detailed version of the pyramidal cube. The full-width porch has been partially enclosed and a hipped-roof dormer has been added to the roof. The remaining porch features simple, square porch supports with decorative brackets and an enclosed porch rail, illustrating the influence of Queen Anne decorative detailing on the simplest of houses (Photographs 1, 2).

1920s Construction Boom

Houses in the Old Nampa Neighborhood Historic District fall overwhelmingly into the Craftsman/Bungalow style category. Craftsman/Bungalow houses were a mainstay of the housing market across the nation from the turn of the 20th century until the mid-1920s. In Nampa, as in many other Idaho towns, the style retained its popularity well into the 1930s. Most of the houses in the neighborhood are vernacular; they may have been built by the owners or contractors from published plans or from mail order kits. Nampa's newspaper featured numerous advertisements for house plans and kit houses throughout the 1910s and 1920s. Local lumber companies, such as Stone Lumber and Lloyd Lumber, sold house plans and provided booklets of available plans for their customers.

The neighborhood includes many different bungalow types: most are one or one-and-a-half story. Most bungalows in the District exhibit some of the common characteristics such as: exposed roof rafters; full- or partial-width porches; and roofs supported by columns, occasionally with columns or pedestals extending to the ground. All roof types—front-gabled, cross-gabled, side-gabled and hipped—are found in the neighborhood.

The front-gabled bungalow at 424 8th Avenue South features barge boards with decorative cut-outs; exposed rafter ends; and a partial-width, front porch under a separate gable, a common variation. 503 4th Street South is also a front-gabled bungalow with a separate gabled porch, but it features a clipped-gabled roof on both house and porch (Photographs 5, 6).

The cross-gabled bungalow is represented by the house at 808 9th Avenue South, which features a full-width, front porch under a front-facing gable, with tapered porch supports and closed porch rails. Decorative, triangular knee braces are visible on the front elevation. The barge boards and exposed rafter tips are notched on the ends. 611 5th Street South features a separate gabled front porch supported by double-squared columns on a solid porch rail. The porch rail has been stuccoed. 516 9th Avenue South is a variation on the cross-gabled type. It features two side gables, one of which is placed near the front of the house, with the roof extending out over the porch on both the front and the side elevations. The porch is supported by short, tapered, squared columns on tapered piers with decorative railings (Photographs 7-9).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

619 7th Avenue South is a side-gabled bungalow with a partially enclosed, full-width, front porch. It features a front-gabled dormer and exposed rafter tips. The house is unique in the neighborhood for the use of cobblestone cladding on the front porch rails and supports and the gable wall chimney. A variation on the side-gabled type features clipped gables. These houses were popular beginning in the early 1920s and feature a centrally placed front porch. 903 and 907 7th Street South are two examples of this type. Both one-story houses feature eyebrow dormers; projecting clipped gables over a small entry porch; and brick, gable-wall chimneys with contrasting decorative details. The houses have been altered with replacement siding, but retain their original details. 911 7th Street South was built with similar details, but is currently being altered (Photographs 10, 11).

Hipped-roof bungalows are a less common variation of the type, but a few examples are found in the neighborhood. The hipped-roof bungalow at 1003 5th Street South features an enclosed, partial-width porch under a front-projecting gable. The house also features flared eaves and exposed rafter tips (Photograph 12).

1930 to 1940

By the end of the 1920s, when the popularity of the Craftsman/Bungalow had begun to wane, the Old Nampa Neighborhood was near to capacity and most lots had been developed. Lots on the longer blocks of the avenues were, for the most part, completely filled, and houses built in the last few years of the period of significance are usually located on lots on the shorter blocks facing the streets. The popular styles of the late 1920s and 1930s included Tudor Revival and Colonial Revival. 503 5th Street South and 1003 6th Street South were both built in the Tudor Revival style and use similar plans, although 1003 6th Street South is a larger house. Both have the steeply pitched roofs and dominant front gables typical of Tudor Revival houses and feature arched doorways and tapering chimneys. Both houses have been resided (Photographs 24, 25). 903 6th Street South is a two-story, side-gabled Colonial Revival House with an attached garage on the north elevation and a one-story, flat-roofed wing on the south elevation. The garage is set back slightly from the front of the house, but the roof pitch is the same. The house features two front-gabled dormers. A single front-gabled dormer is located slightly off center on the garage (Photograph 26).

The 700 block of 8th Avenue South remained undeveloped until the late 1930s. Unlike most of the rest of the neighborhood, this block is composed almost entirely of small, Minimal Traditional cottages, popular through the first few years following World War II. Minimal Traditional houses are generally side-gabled with at least one front-facing gable. They have little, if any, decorative detailing, which helped make them more economical to build. The group of modest houses on 8th Avenue South are true to the form—single, story, side-gabled with one front-facing gable; low-pitched roofs and little decorative detailing. Most of the group have been resided, but 716 and 719 8th Avenue South retain their original wood-shingle and stucco siding (Photographs 13, 14).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 **Page** 6 **Name of Property** Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Summary

The Old Nampa Neighborhood Historic District is comprised of residential buildings constructed largely between 1910 and 1940, consisting predominantly of houses in the Craftsman/Bungalow style. A representative sample of some other styles is also found within the District. The Old Nampa Neighborhood Historic District represents the community's growth with the establishment of new industries in the 1920s.

**Old Nampa Neighborhood Historic District
Inventoried Properties**

<u>Inventory No.</u>	<u>Address</u>	<u>Date</u>	<u>Classification</u>
001	403 5th Ave. South	c. 1925	Contributing
002	407 5th Ave. South	c. 1930	Contributing
003	411 5th Ave. South	c. 1920	Contributing
004	415 5th Ave. South	c. 1930	Contributing
005	419 5th Ave. South	c. 1920	Contributing
006	423 5th Ave. South	c. 1920	Contributing
007	503 5th Ave. South	c. 1925	Contributing
008	507 5th Ave. South	c. 1925	Contributing
009	511 5th Ave. South	c. 1920	Contributing
010	515 5th Ave. South	c. 1920	Non-contributing
011	519 5th Ave. South	c. 1925	Contributing
012	523 5th Ave. South	c. 1925	Non-contributing
013	524 5th Ave. South	c. 1925	Contributing
014	520 5th Ave. South	c. 1930	Contributing
015	516 5th Ave. South	c. 1930	Non-contributing
016	512 5th Ave. South	c. 1930	Contributing
017	424 5th Ave. South/ 504 5th St. South	c. 1925	Contributing
018	420 5th Ave. South	c. 1925	Contributing
019	416 5th Ave. South	c. 1925	Contributing
020	412 5th Ave. South	c. 1925	Contributing
021	503 6th Ave. South	c. 1920	Non-contributing
022	507 6th Ave. South	c. 1920	Non-contributing
023	511 6th Ave. South	c. 1925	Contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

024	515 6th Ave. South	c.	1925	Contributing
025	519 6th Ave. South	c.	1920	Contributing
026	523 6th Ave. South	c.	1920	Contributing
027	624 6th Ave. South	c.	1925	Contributing
028	620 6th Ave. South	c.	1945	Contributing
029	616 6th Ave. South	c.	1920	Non-contributing
030	612 6th Ave. South	c.	1915	Contributing
031	524 6th Ave. South	c.	1915	Non-contributing
032	520 6th Ave. South	c.	1930	Contributing
033	516 6th Ave. South	c.	1921	Contributing
034	512 6th Ave. South	c.	1915	Non-contributing
035	503 7th Ave. South	c.	1925	Contributing
036	507 7th Ave. South	c.	1920	Contributing
037	511 7th Ave. South	c.	1920	Non-contributing
038	515 7th Ave. South	c.	1920	Non-contributing
039	519 7th Ave. South	c.	1915	Contributing
040	523 7th Ave. South	c.	1915	Contributing
041	603 7th Ave. South	c.	1925	Contributing
042	607 7th Ave. South	c.	1925	Contributing
043	615 7th Ave. South	c.	1920	Contributing
044	619 7th Ave. South	c.	1925	Contributing
045	623 7th Ave. South	c.	1925	Contributing
046	624 7th Ave. South	c.	1920	Contributing
047	620 7th Ave. South	c.	1925	Contributing
048	616 7th Ave. South	c.	1925	Contributing
049	608 7th Ave. South	c.	1945	Non-contributing
050	524 7th Ave. South	c.	1920	Contributing
051	520 7th Ave. South	c.	1925	Contributing
052	516 7th Ave. South	c.	1925	Non-contributing
053	512 7th Ave. South	c.	1930	Contributing
054	508 7th Ave. South	c.	1920	Contributing
055	511 8th Ave. South	c.	1915	Non-contributing
056	515 8th Ave. South	c.	1920	Contributing
057	523 8th Ave. South	c.	1920	Contributing
058	603 8th Ave. South	c.	1920	Contributing
059	607 8th Ave. South	c.	1925	Non-contributing
060	611 8th Ave. South	c.	1925	Non-contributing
061	615 8th Ave. South	c.	1925	Contributing
062	619 8th Ave. South	c.	1925	Non-contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 8 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

063	623 8th Ave. South	c.	1940	Non-contributing
064	703 8th Ave. South	c.	1940	Contributing
065	707 8th Ave. South	c.	1940	Contributing
066	711 8th Ave. South	c.	1940	Non-contributing
067	715 8th Ave. South	c.	1940	Non-contributing
068	719 8th Ave. South	c.	1940	Contributing
069	723 8th Ave. South	c.	1940	Contributing
070	803 8th Ave. South	c.	1925	Contributing
071	807 8th Ave. South	c.	1925	Contributing
072	811 8th Ave. South	c.	1925	Contributing
073	815 8th Ave. South	c.	1925	Non-contributing
074	819 8th Ave. South	c.	1920	Non-contributing
075	823 8th Ave. South	c.	1925	Contributing
076	724 8th Ave. South	c.	1940	Contributing
077	718 8th Ave. South	c.	1940	Contributing
078	716 8th Ave. South	c.	1940	Contributing
079	712 8th Ave. South	c.	1940	Contributing
080	624 8th Ave. South	c.	1925	Contributing
081	620 8th Ave. South	c.	1925	Non-contributing
082	616 8th Ave. South	c.	1925	Contributing
083	520 8th Ave. South	c.	1910	Contributing
084	516 8th Ave. South	c.	1910	Non-contributing
085	512 8th Ave. South	c.	1940	Non-contributing
086	424 8th Ave. South	c.	1925	Contributing
087	418 8th Ave. South	c.	1925	Non-contributing
088	416 8th Ave. South	c.	1925	Contributing
089	412 8th Ave. South	c.	1920	Contributing
090	403 9th Ave. South	c.	1920	Non-contributing
091	407 9th Ave. South	c.	1925	Contributing
092	411 9th Ave. South	c.	1920	Non-contributing
093	415 9th Ave. South	c.	1920	Non-contributing
094	419 9th Ave. South	c.	1920	Contributing
095	423 9th Ave. South	c.	1920	Contributing
096	503 9th Ave. South	c.	1915	Contributing
097	509 9th Ave. South	c.	1920	Contributing
098	515 9th Ave. South	c.	1920	Non-contributing
099	519 9th Ave. South	c.	1920	Non-contributing
100	523 9th Ave. South	c.	1920	Non-contributing
101	603 9th Ave. South	c.	1915	Non-contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 9 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

102	611 9th Ave. South	c.	1920	Contributing
103	615 9th Ave. South	c.	1915	Non-contributing
104	619-9th Ave. South	c.	1915	Non-contributing
105	623 9th Ave. South	c.	1925	Non-contributing
106	703 9th Ave. South	c.	1925	Non-contributing
107	707 9th Ave. South	c.	1920	Contributing
108	711 9th Ave. South	c.	1921	Non-contributing
109	715 9th Ave. South		2005	Non-contributing
110	719 9th Ave. South	c.	1920	Non-contributing
111	723 9th Ave. South	c.	1920	Contributing
112	824 9th Ave. South	c.	1920	Non-contributing
113	820 9th Ave. South	c.	1940	Contributing
114	816 9th Ave. South	c.	1925	Contributing
115	812 9th Ave. South	c.	1920	Non-contributing
116	808 9th Ave. South	c.	1920	Contributing
117	804 9th Ave. South	c.	1945	Non-contributing
118	724 9th Ave. South	c.	1940	Contributing
119	720 9th Ave. South	c.	1920	Non-contributing
120	716 9th Ave. South	c.	1915	Contributing
121	712 9th Ave. South	c.	1920	Non-contributing
122	624-626 9th Ave South	c.	1915	Contributing
123	620 9th Ave South	c.	1915	Non-contributing
124	616 9th Ave South	c.	1915	Contributing
125	610 9th Ave South	c.	1940	Contributing
126	608 9th Ave South	c.	1940	Contributing
127	524 9th Ave South	c.	1920	Contributing
128	520 9th Ave South	c.	1920	Contributing
129	516 9th Ave South	c.	1920	Contributing
130	512 9th Ave South	c.	1920	Non-contributing
131	508 9th Ave South	c.	1920	Contributing
132	504 9th Ave South	c.	1920	Non-contributing
133	503 10th Ave South	c.	1915	Contributing
134	507 10th Ave South	c.	1925	Non-contributing
135	511 10th Ave South	c.	1920	Contributing
136	515 10th Ave South	c.	1915	Non-contributing
137	519 10th Ave South	c.	1920	Contributing
138	523 10th Ave South/ 924 6th St. South	c.	1915	Contributing
139	603 10th Ave South	c.	1915	Contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 10 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

140	609 10th Ave South	c.	1920	Non-contributing
141	615 10th Ave South	c.	1920	Non-contributing
142	619 10th Ave South	c.	1915	Contributing
143	623 10th Ave South	c.	1925	Non-contributing
144	707 10th Ave South	c.	1920	Contributing
145	711 10th Ave South	c.	1920	Non-contributing
146	715 10th Ave South	c.	1920	Non-contributing
147	719 10th Ave South	c.	1925	Non-contributing
148	723 10th Ave South	c.	1925	Non-contributing
149	803 10th Ave South	c.	1920	Non-contributing
150	807 10th Ave South	c.	1925	Contributing
151	811 10th Ave South	c.	1925	Contributing
152	815 10th Ave South	c.	1925	Non-contributing
153	819 10th Ave South	c.	1920	Contributing
154	823 10th Ave South	c.	1920	Non-contributing
155	824 10th Ave South	c.	1925	Contributing
156	820 10th Ave South	c.	1925	Contributing
157	816 10th Ave South	c.	1925	Contributing
158	812 10th Ave South	c.	1925	Non-contributing
159	808 10th Ave South	c.	1925	Non-contributing
160	804 10th Ave South	c.	1920	Contributing
161	724 10th Ave South	c.	1925	Non-contributing
162	720 10th Ave South	c.	1925	Contributing
163	716 10th Ave South	c.	1925	Contributing
164	712 10th Ave South	c.	1925	Contributing
165	708 10th Ave South	c.	1925	Non-contributing
166	620 10th Ave South	c.	1925	Contributing
167	614-616 10th Ave South		1912	Contributing
168	612 10th Ave South	c.	1920	Contributing
169	516 10th Ave South	c.	1925	Non-contributing
170	512 10th Ave South	c.	1925	Contributing
171	503 11th Ave South	c.	1910	Contributing
172	507 11th Ave South	c.	1910	Non-contributing
173	515 11th Ave South	c.	1910	Non-contributing
174	523 11th Ave South	c.	1910	Contributing
175	603 11th Ave South	c.	1910	Contributing
176	607 11th Ave South	c.	1915	Non-contributing
177	615 11th Ave South	c.	1910	Contributing
178	619 11th Ave South	c.	1910	Contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 11 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

179	623 11th Ave South	c.	1970	Non-contributing
180	803 11th Ave South	c.	1920	Contributing
181	807 11th Ave South	c.	1910	Contributing
182	811 11th Ave South	c.	1910	Contributing
183	815 11th Ave South	c.	1910	Contributing
184	823 11th Ave South	c.	1910	Contributing
185	503 4th St. South	c.	1925	Non-contributing
186	511 4th St. South	c.	1925	Contributing
187	803 4th St. South	c.	1920	Contributing
188	811 4th St. South	c.	1925	Non-contributing
189	813 4th St. South	c.	1925	Non-contributing
190	815 4th St. South	c.	1925	Contributing
191	1011 5th St. South	c.	1920	Contributing
192	1003 5th St. South	c.	1920	Contributing
193	803 5th St. South	c.	1920	Contributing
194	721 5th St. South	c.	1925	Non-contributing
195	711 5th St. South	c.	1925	Non-contributing
196	611 5th St. South	c.	1925	Contributing
197	603 5th St. South	c.	1925	Contributing
198	515 5th St. South	c.	1925	Non-contributing
199	503 5th St. South	c.	1925	Contributing
200	416 5th St. South			Non-contributing
201	1012 6th St. South	c.	1925	Contributing
202	1004 6th St. South	c.	1920	Contributing
203	804 6th St. South	c.	1915	Non-contributing
204	616 6th St. South	c.	1960	Non-contributing
205	612 6th St. South	c.	1925	Non-contributing
206	516 6th St. South	c.	1960	Non-contributing
207	411 6th St. South	c.	1925	Contributing
208	415 6th St. South	c.	1925	Contributing
209	419 6th St. South	c.	1925	Contributing
210	423 6th St. South	c.	1920	Non-contributing
211	503 6th St. South	c.	1925	Contributing
212	507 6th St. South	c.	1930	Contributing
213	509 6th St. South	c.	1950	Non-contributing
214	511 6th St. South	c.	1925	Non-contributing
215	603 6th St. South	c.	1925	Non-contributing
216	611 6th St. South	c.	1925	Non-contributing
217	615 6th St. South	c.	1920	Contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 12 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

218	703 6th St. South	c.	1920	Non-contributing
219	707 6th St. South	c.	1925	Contributing
220	711 6th St. South	c.	1920	Non-contributing
221	803 6th St. South	c.	1920	Non-contributing
222	811 6th St. South	c.	1920	Contributing
223	903 6th St. South	c.	1930	Contributing
224	915 6th St. South	c.	1925	Contributing
225	1003 6th St. South	c.	1930	Contributing
226	1011 6th St. South	c.	1925	Contributing
227	1004 7th St. South	c.	1980	Non-contributing
228	816 7th St. South	c.	1940	Non-contributing
229	812 7th St. South	c.	1960	Non-contributing
230	716 7th St. South	c.	1925	Non-contributing
231	712 7th St. South	c.	1925	Non-contributing
232	803 7th St. South	c.	1925	Non-contributing
233	807 7th St. South	c.	1920	Contributing
234	811 7th St. South	c.	1920	Non-contributing
235	815 7th St. South	c.	1920	Contributing
236	903 7th St. South	c.	1925	Contributing
237	907 7th St. South	c.	1925	Contributing
238	911 7th St. South	c.	1925	Contributing
239	921 7th St. South/ 703 10th Ave South	c.	1920	Non-contributing
240	1003 7th St. South	c.	1980	Non-contributing
241	1015 8th St. South	c.	1960	Non-contributing
242	911 8th St. South	c.	1940	Non-contributing
243	912 8th St. South	c.	1960	Non-contributing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Narrative Statement of Significance

The Old Nampa Neighborhood Historic District is eligible for listing in the National Register of Historic Places at the local level under Criteria A (community planning and development) and C (architecture). The neighborhood is associated with the growth of Nampa following the establishment of repair shops for the Pacific Fruit Express, a railroad express company that was a major employer in Nampa from 1925 until the 1980s. The buildings within the District reflect the challenge of providing affordable housing for workers.

Nampa

Nampa, located in Canyon County in southwestern Idaho, recently became the second largest city in Idaho with a population of 71,713. The city is located approximately 20 miles west of Boise, the state capital, near the western edge of the Snake River Plain.¹

Nampa's early roots, like those of many southern Idaho towns, are tied to the advent of the railroad and the development of large-scale irrigation projects. In October 1883, the Oregon Short Line Railway, a subsidiary of the Union Pacific, laid track from Granger, Wyoming to Huntington, Oregon. The railroad placed a water tank and section house at the present site of Nampa. The route bypassed Boise, so business leaders in that community embarked on a long campaign to bring a mainline connection to the capital city. Eventually their efforts lead to the construction of a spur line from Nampa to Boise.²

Alexander and Hannah Duffes homesteaded 160 acres on land bisected by the railroad tracks near the Nampa section house in 1885. The same year, James A. McGee and James M. Stewart, acting as agents for a Philadelphia company seeking investment opportunities in Idaho, incorporated the Phyllis Canal Company. The Phyllis Canal Company's goal was to construct a canal to deliver irrigation water to the lower part of the Boise valley. As was frequently the case with early irrigation projects, the plans were bigger than the available funds. When McGee and Stewart ran out of money in early 1887, they tried unsuccessfully to raise money from eastern backers. The partially completed canal was sold to the Idaho Mining and Irrigation Company. In 1888, McGee, Stewart and a new partner, homesteader Alexander Duffes, formed the Nampa Land and Improvement Company. The establishment of the townsite company coincided with the incorporation of the Idaho Central Railroad, which would build the spur line from the Oregon Short Line tracks to Boise. In conjunction with the railroad construction and the founding of Nampa, Duffes and McGee continued to promote irrigation projects essential to support settlement of surrounding lands.³

The Phyllis Canal was purchased from James McGee and James Stewart in 1888, by the Idaho Mining and Irrigation Company. The Canal was completed in 1891. Soon after, the Idaho Mining and Irrigation Company failed when it ran out of money. The Phyllis Canal was taken over by the W. C. Bradbury Company, which operated it until 1902, when the canal was sold to the Pioneer Irrigation District. In 1891, the extension of the Ridenbaugh Canal from Boise was completed. With the completion of the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 **Page** 2 **Name of Property** Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

canals, an estimated 150,000 to 300,000 acres of prime farmland near Nampa was cleared of sagebrush and put under cultivation.⁴

Idaho became a state on July 3, 1890. By then, Nampa's promoters had lured more than 300 residents and 29 businesses to the new town. A post office was established and Alexander Duffes was appointed postmaster. In 1891, Nampa's citizens petitioned the county to allow the town to incorporate and establish a municipal government. Nampa was incorporated on April 17, 1891. Among the original town officers were James McGee of the Nampa Land and Improvement Company and Jefferson Waterhouse, who platted an addition in the Old Nampa Neighborhood south of the railroad tracks and adjacent to the Original Townsite in late 1891.⁵

Through the 1890s and the turn of the century, the community continued to grow. The 1900 federal census showed the population had grown to over 800 residents; ten passenger trains arrived each day, bringing more people to the community. Businessmen such as Colonel W.H. Dewey, a wealthy mining investor from Silver City, Idaho, were attracted to the town. Dewey built the Boise, Nampa & Owyhee Railroad from Nampa to Murphy and promoted a line from Nampa to Emmett. His long-term plan was to extend the tracks to Lakeport (now McCall), a town on the shores of Payette Lake in central Idaho. Nampa's emergence as an important railroad junction inspired Colonel Dewey to build the Dewey Palace Hotel. When it was completed in 1902, the Dewey Palace was acclaimed as one of the finest hotels in the West.⁶

By 1905, Nampa's importance as a transportation and business center had been established. Over the next few years, despite setbacks in the national and local economies, the town began to draw industrial development as well. The first two large industries to arrive were the Western Idaho Sugar Company and the Crescent Brewing Company. The Western Idaho Sugar Company constructed and operated a sugar beet plant from 1907 through 1912. Businessman Jacob Lockman moved to Nampa from Wallace, Idaho, in 1906, and established the Crescent Brewing Company, building a large brewing facility on the north side of the tracks. The brewery operated until the mid-1940s, turning to cider production when residents of Canyon County passed a "dry" law in a local option election in 1909.⁷

A large portion of downtown Nampa was destroyed by a fire in July 1909, but local businesses quickly rebuilt, due at least in part to the boost the local economy received with the construction of the Bureau of Reclamation's Deer Flat Reservoir (now Lake Lowell) to the southwest of town. Nampa persevered, weathering the failure of the Bank of Nampa in 1913, and the vicissitudes of the national economy during and after World War I. The Carnation Milk Company located a condensed-milk processing plant at the site of the old sugar beet factory in 1917. In 1924, the Industrial Committee of the Nampa Chamber of Commerce was successful in negotiating with the Pacific Fruit Express to locate their repair shops in Nampa. Through the 1920s, other local industries were established, including creameries (which succeeded despite the opening of the Carnation plant), meat packing plants, wood-products factories, and broom factories.⁸

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Pacific Fruit Express

Boise Cold Storage operated an ice plant in Nampa until 1916, when the plant burned to the ground. A new plant was constructed with double the manufacturing capacity of the old plant and additional storage space. Part of the new ice production was for use in refrigerator cars of Pacific Fruit Express (PFE). The PFE, a joint venture of the Union Pacific and Southern Pacific railroads, was created in 1906, as a refrigerated car leasing company. The railroads used the refrigerated cars to move fresh fruits and vegetables from farms in the west to markets in the east. By the 1920s, demand for the service had increased dramatically and the PFE was looking for ways to expand their holdings. The company purchased the Nampa ice plant in 1921. At the same time, the PFE was looking for a place to locate repair shops for its fleet of refrigerated cars. Nampa George Meffan, serving as chairman of the Industrial Committee of the Nampa Chamber of Commerce, heard that the PFE was scouting locations. He convinced the Industrial Committee that Nampa should put in a bid. The committee entered into a series of negotiations with the PFE. By June 1924, an agreement had been reached. The Industrial Committee raised funds to purchase land adjacent to the ice plant and the PFE built the repair shops there. From 1925 until the shops were closed in the mid-1980s, the PFE was a major employer in Nampa.⁹

Old Nampa Neighborhood

The Old Nampa Neighborhood encompasses portions of the Nampa Original Townsite and three later additions. The Nampa Original Townsite was platted by Alexander Duffes and James M. Stewart in 1886 and amended in 1888. The area of the Original Townsite located within the Old Nampa Neighborhood boundaries lies south of the railroad tracks, west of the town's commercial core, east of Yale Street and Greenleaf Street, and north of 9th Avenue South. By 1892, Jefferson M. Waterhouse, another early resident, platted the Waterhouse Addition, a small portion of which lies within the Historic District boundaries. Houses located on 9th, 10th, and 11th Avenues South between 6th and 7th Streets South are located in the Waterhouse Addition.¹⁰

In March 1904, real estate developers H.A. Partridge, H.L. Brandt and W.F. Prescott platted the Arlington Addition. Abutting the Nampa Original Townsite, the last addition within the boundaries of the Historic District was Pleasants' Addition, platted in 1916 by William and Francis Pleasants. This triangular-shaped addition was platted between 1st Avenue South and 5th Avenue South and 1st Street South and 6th Street South.

Although some Nampa residents built their homes within the Old Nampa Neighborhood earlier, most construction in the area took place between 1920 and 1925. A brief building boom occurred in 1920, and in 1925, the coming of the Pacific Fruit Express Company again stimulated residential construction in the neighborhood.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Neighborhood Residents

Some of the oldest houses in the neighborhood are on 10th and 11th Avenues South, conveniently located within walking distance of downtown Nampa. Early residents included mayors, financiers and other business leaders. Originally from England, banker Eustace Smallwood arrived in Nampa in 1907, after spending several years in Nebraska. Smallwood and his wife Gertrude lived in the Queen Anne-influenced home they built circa 1909 at 815 11th Avenue South. A founding partner of the Nampa National Bank, Smallwood remained associated with the bank from 1920 until he retired in 1928. Smallwood was elected mayor in 1929, but left Nampa before completing his term in office. He and his wife moved to Newport, Oregon for several years. Smallwood returned to his home at 815 11th Avenue South shortly before his death in 1943. The house has been altered with additions and other changes, but still retains many of its original features, including a wrap-around porch¹¹ (Photograph 17).

Fred and Julia May Graybill Kernohan lived in a brick, four-square home at 601 (later 603) 11th Avenue South from 1910 until at least 1931. May, the daughter of Reverend J.L. Graybill, came with her family to Nampa in 1899. Her father was a minister who also traveled in the Midwest promoting Nampa and arranging for families to move to the up-and-coming community. May graduated from Nampa High School with the first graduating class in 1902. She married Fred Kernohan, an insurance agent, in 1907. The Kernohans raised Fred's son, Clarence, and remained in their house on the corner of 11th Avenue and 6th Street until May's death in 1931. The house was eventually purchased by businessman Julius Kleiner, who lived there for many years. At some point, the Kernohans or the Kleiners built a rear addition to the house and added a bay window on the east elevation. A cobblestone garage was later built at the rear of the property with access from 6th Street South¹² (Photograph 18).

Frank Stone, who moved with his family to Nampa from Nebraska, purchased the Robbins Lumber Company in 1906, and changed the name to Stone Lumber Company. The company was located on the corner of Front Street and 8th Avenue South. The Stone family lived a few blocks away at 807 11th Avenue South (the address was originally 805 11th Avenue South). The family did not remain in the house on 11th Avenue South; city directories and census listings show that they moved to a house on 3rd Street South after 1910.¹³

Most of the lots in the Old Nampa Neighborhood were filled during the 1920s. Residents included railroad workers, sales representatives, teachers, stenographers, and store managers as well as bankers, lawyers and other professionals. Nampa realtor George Meffan lived at 820 10th Avenue South during the 1920s. Meffan arrived in Nampa around 1910, and began selling real estate. Eventually, he went into partnership with E. R. Rising. Meffan and Rising opened a real estate agency, building and selling homes in and near the Old Nampa Neighborhood throughout the 1920s. A group of houses on 7th Street South built by their company was featured in a 1927 article in a Boise newspaper, *The Idaho Statesman*. Meffan was an active member of the Chamber of Commerce and played a pivotal role in bringing the Pacific Fruit Express to Nampa. He served as mayor of Nampa from 1925-29 and ran unsuccessfully for governor in the 1930s. Meffan later served as a U.S. Marshal and was killed in the line of duty on July 31, 1940.¹⁴

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Census statistics and newspaper articles indicate that the neighborhood experienced a growth spurt between 1925 and 1930, when Pacific Fruit Express built their repair shops in Nampa. Houses were built on the few empty lots that remained in the neighborhood as workers for the Pacific Fruit Express moved into the area.

Bungalows in the Neighborhood

The predominant style of home in the Old Nampa Neighborhood is the Craftsman/Bungalow. Construction of "bungalow neighborhoods" boomed during the 1910s and 1920s. The style gained widespread popularity through publications such as *Craftsman* magazine, published in the early years of the 20th century by designer Gustav Stickley. Plans were also published in general-interest periodicals such as *Ladies Home Journal*. Kit homes could be purchased through mail-order companies such as Sears. In the western United States, where many towns such as Nampa were just beginning to grow, the bungalow fit the bill as an affordable home that could be built quickly in high growth areas.

Characteristics of the style include: one-and-a-half stories; full-length, front porch; gabled roofs with wide, overhanging eaves; exposed rafter ends; dormer windows; decorative brackets; multi-paned, one-over-one, double-hung sash windows; and the use of naturalistic materials. Examples of the bungalow range from simple homes with few decorative embellishments to elaborate houses with great attention to the hallmarks of the style. The Old Nampa Neighborhood is filled with numerous bungalows, exhibiting many variations on the more modest interpretations of the style.

Houses from Plans and Kits

Although specific information has not been located for individual houses, it appears that many of the houses in the Old Nampa Neighborhood were constructed from plans or kits. Builders and owners may have purchased plans and materials from local companies, or homes may have been ordered "pre-cut" as a kit from a vendor.

Builders' guides and plan books were available in the United States as early as the 18th century. By the time Nampa was founded, builders had access to an extensive selection of published guides and plan books. Plans were not only published in books and popular magazines, but appeared in local newspapers as well. In 1909, *The Evening Capital News*, a newspaper published in Boise, featured a series of designs by Boise architect John Smith. Some publications provided examples of details and embellishments that could be added to simple vernacular houses while others provided detailed drawings, including exterior elevations and floor plans.¹⁵

Pre-cut homes were delivered to the consumer with the lumber measured, pre-cut and marked for assembly. The shipment included massive volumes with detailed instructions for assembly and everything down to the last nail and paint.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Sears, Roebuck & Company was one of the largest and most successful of the companies providing the service, operating their Modern Homes Department from 1908 until 1940, but there were a number of national and regional competitors. William and Otto Sovereign of Bay City, Michigan, started a mail-order house company in 1906, two years before the first Sears catalog was published. The brothers initially named the company the North American Construction Company and sold a product that they called "The Aladdin House," eventually becoming "The Aladdin Read-Cut House." The company also became known as the Aladdin Company and sold homes until the 1980s. Other national distributors were the Gordon-Van Tine Company, based in Davenport, Iowa, and the Lewis Manufacturing Company, based in Aladdin's town, Bay City, Michigan. Regional pre-cut home suppliers such as Pacific Systems of Los Angeles and Ready Built Homes of Portland both offered kit houses to consumers in the late 1910s and 1920s. In Nampa, Stone Lumber and Lloyd Lumber both offered customers booklets of plans from these companies. Customers could order the complete kits from the manufacturers or order the plans and support their local business by buying the lumber and materials from the local supplier.¹⁶

Identifying which company's plan or kit was used for a particular house can be difficult, unless manufacturer's marks are found on beams, the backs of baseboards and moldings, or on cabinetry and hardware. Researchers Rosemary Thornton and Rebecca Hunter, who have specialized in locating and identifying Sears houses, have devised systems for identification. In her book *The Houses That Sears Built: Everything You Ever Wanted to Know About Sears Catalog Homes*, Thornton cautions against assuming that a house was built to a particular plan or from a kit provided by Sears or any company based only on the exterior appearance. Similar house plans were offered by different companies and customization by design or mistake can make precise identification of the origins of a particular house challenging.¹⁷

Builders

Plan books and guides were especially useful to builders in communities like Nampa, which never had a large pool of local architects. Available Nampa directories list few architects based in the community. Architect B. Morgan Nisbet stayed briefly in Nampa and worked in partnership with another architect, J. Flood Walker, before moving to Boise. A 1904 article published in *The Nampa Leader* indicates that Walker and Nisbet designed a house for Nampa resident C. R. Hickey. A 1910 newspaper article names Lee Cooke as the architect for a house constructed for Tom Poole at 1112 8th Street South. Cooke appears in the 1925 business directory as an architect with an office in Nampa. Most buildings in Nampa identified as architect-designed appear to have been the work of Tourtellotte and Company, a Boise firm which did work for clients statewide. Other Nampa projects, such as the Jacob Lockman house and its associated brewery buildings, were the work of out-of-state architects. No architect-designed houses were identified in the Old Nampa Neighborhood.¹⁸

Sources such as city directories, census records and indexed newspaper articles list building contractors, carpenters and masons among the residents of the Old Nampa Neighborhood. In 1910, Herman Goering and Elmer Troyer lived next door to each other on 6th Avenue South and gave their occupations as house

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

carpenter and building contractor, respectively. In June 1910, the *Nampa Leader Herald* reported that Troyer and Troyer were building a two-story residence for Mrs. [Ila] Everly on the corner of 9th Avenue South and 6th Street South. The house has been extensively altered, but still stands at 603 9th Avenue South. The 1920 and 1930 census records also show carpenters, painters, and general contractors in the neighborhood, although none of them have been tied to the construction of specific houses.¹⁹

Later Development

By the late 1940s, most space in the Old Nampa Neighborhood had been developed. Few houses have been constructed in the neighborhood since then. Commercial intrusions have been made near the edges of the neighborhood on 11th Avenue South and on several blocks of 7th Street South, but in general, the neighborhood remains a residential District. Some houses suffer from neglect, but most have been maintained, at times at the cost of adding metal siding or modern windows to provide ease of maintenance.

Summary

Although some homes were built in the Old Nampa Neighborhood Historic District in the early years of the 20th century, most of the neighborhood's growth was the result of the development of Nampa as an industrial center. This growth began in the mid-1910s and sped up with the coming of the Pacific Fruit Express in 1925. A few early residents, members of the professional and business classes, built substantial houses, but the modest houses of middle-class workers dominate the District. The Old Nampa Neighborhood Historic District is significant in its representation of the growth of Nampa as home to blue-collar workers in its greatest period of growth prior to the 21st century.

End Notes

¹ Population figure is the current estimate from the Bureau of the Census. "More Rural Cities Saw Population Growth in 2006," press release, Idaho Dept. of Commerce and Labor, June 21, 2006, posted <http://cl.idaho.gov/news>, accessed July 2006.

² General information about the history and development of Nampa is based on *Nampa, Idaho, 1885-1985: A Journey of Discovery* by Lynda Campbell Clark (Nampa: Nampa Centennial Committee, 1985) and *My Home Town*, by Annie Laurie Bird (Caldwell, Idaho: Caxton Printers, 1968); "Idaho Central Railroad," *Reference Series #216* (Boise: Idaho State Historical Society, n.d.); and "Nampa," *Reference Series #808* (Boise: Idaho State Historical Society, 1985).

³ "Irrigation in the Boise Valley, 1863-1903: A Study in Pre-Federal Irrigation," by Paul Lloyd Murphy. (Master's thesis, University of California, Berkeley, 1949), p. 42; "Phyllis Canal," *Reference Series #534* (Boise: Idaho State Historical Society, 1974).

⁴ Bird. *My Home Town*, pp. 95-108; Idaho State Historical Society, *Reference Series #534*.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 8 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

⁵ Bird, *My Home Town*, pp. 107-108.

⁶ Bird, *My Home Town*, pp. 157-166; "Boise, Nampa and Owyhee Railroad," *Reference Series #218* (Boise: Idaho State Historical Society, January 1993).

⁷ Clark, *Nampa*, pp. 47-52; ISHS *Reference Series #808*.

⁸ Bird, *My Home Town*, pp. 418-426.

⁹ Bird, *My Home Town*, pp. 410-414; ISHS *Reference Series #808*.

¹⁰ Plats of the Nampa Original Townsite, Waterhouse Addition, Arlington Addition and Pleasants Addition on file in the Assessor's Office, Canyon County Courthouse, Caldwell, Idaho.

¹¹ "Former Mayor Succumbs Here," *Idaho Free Press*, April 27, 1943, p. 1, c. 4.

¹² Nampa Centennial Committee, *Nampa's People 1886-1986: Discovering Our Heritage* (Nampa, Idaho: The Committee, 1986), p. 18-19; "Death Removes Nampa Matron," *Idaho Daily Statesman*, January 29, 1931, p. 7.

¹³ Nampa Centennial Committee, *Nampa's People*, pp. 361-362.

¹⁴ Bird, *My Home Town*, pp. 410-412; "Final Tribute to Meffan Sunday," *Idaho Free Press*, August 3, 1940, p. 3; *Nampa*, pp. 169-172.

¹⁵ An extensive history of the use of published plans and architecture books can be found in *Houses from Books: Treatises, Pattern Books and Catalogs in American Architecture 1738-1950: A History and Guide* by Daniel D. Reiff (Pennsylvania State University Press, 2000). Reiff's research was done in Fredonia, New York, but the trends and patterns he discovered in the neighborhoods in his community are echoed in communities across the United States.

¹⁶ Reiff, *Houses from Books*, p. 94 and pp. 196-202. Information about regional kit house manufacturers found in "Drake Park [Bend, Deschutes County, Oregon] Historic District National Register Nomination," <http://www.co.deschutes.or.us>, accessed August 2006.

¹⁷ Rosemary Thornton, *The Houses That Sears Built: Everything You Ever Wanted to Know About Sears Catalog Homes* (Gentle Beam Publications: Alton, Illinois, 2004).

¹⁸ *Nampa Leader*, August 24, 1904, p. 3; *Nampa Leader Herald*, September 16, 1910, p. 6; "Jacob P. Lockman House," National Register of Historic Places Nomination form, prepared by Doug Dalton (2005); National Register of Historic Places, Listings for Canyon County, Idaho, <http://www.nr.nps.gov/>, accessed August 2006.

¹⁹ 1910, 1920 Federal Census, Canyon County, Idaho; *Nampa Leader Herald*, June 3, 1910, p. 8.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Bibliography

- Aladdin Company. *Aladdin "Built in a Day" House Catalog, 1917*. Reprint. Mineola, New York: Dover Publications, Inc., 1995.
- Attebery, Jennifer Eastman. *Building Idaho: An Architectural History*. Moscow: University of Idaho Press, 1991.
- Bird, Annie Laurie. *My Home Town*. Caldwell, Idaho: Caxton Printers, Ltd., 1968.
- Boise Idaho Statesman*. 1920, 1925, 1927.
- Canyon County Assessor's Office, Caldwell, Idaho. Plats, Nampa Original Townsite, Arlington Addition, Pleasants Addition, and Waterhouse Addition.
- Clark, Lynda Campbell. *Nampa, Idaho 1885-1985: A Journey of Discovery*. Nampa, Idaho: Centennial Committee, 1985.
- Comstock, William T. *Turn-of-the-Century House Designs With Floor Plans, Elevations and Interior Details of 24 Residences*. Reprint. Mineola, New York: Dover Publications, Inc., 1994.
- Idaho Department of Commerce and Labor. "More Rural Cities Saw Population Growth in 2006." Press release, June 21, 2006. <http://cl.idaho.gov/news>.
- J. D. Loizeaux Lumber Company. *Classic Houses of the Twenties*. Reprint. Mineola, New York: Dover Publications, Inc, 1992.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1984.
- Murphy, Paul Lloyd. "Irrigation in the Boise Valley, 1863-1903: A Study in Pre-Federal Irrigation." Master's thesis, University of California, Berkeley, 1949.
- Nampa Centennial Committee. *Nampa's People, 1886-1986: Discovering Our Heritage*. Nampa, Idaho: The Committee, 1986.
- Nampa Idaho Free Press*, Special Progress Edition, May 6, 1926, various issues 1924-1926.
- Nampa Leader Herald*, 1913-1915, January – May, 1920.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Polk, R. L and Company. *Directory, Washington, Gem and Canyon Counties*. Portland, Oregon:
R.L. Polk and Company, 1915, 1919-20, 1930-31, 1945.

Ray H. Bennett Lumber Co., Ind. *Bennett's Small House Catalog, 1920*. Reprint. Mineola,
New York: Dover Publications, Inc., 1993.

Reiff, Daniel D. *Houses from Books: Treatises, Pattern Books and Catalogs in American
Architecture, 1738-1950: A History and Guide*. University Park, Pennsylvania:
Pennsylvania State University Press, 2000.

Sanborn Fire Insurance Company. Maps of Nampa, Idaho, 1909, 1911, 1921, 1921/updated to 1945.
New York: Sanborn Map Company, various dates.

Stevenson, Katherine Cole and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears,
Roebuck and Company*. New York: John Wiley and Sons, 1986.

Thornton, Rosemary. *The Houses That Sears Built: Everything You Ever Wanted to Know About
Sears Catalog Homes*. Alton, Illinois: Gentle Beam Publications, 2004.

United States. Bureau of the Census. Census of the United States, Idaho, 1900, 1910, 1920,
1930. (www.ancestry.com).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Verbal Boundary Description

To avoid adding complications to this description, directions are noted as north, south, east and west, as though the streets ran along the true compass points, although the neighborhood was platted along a southeast-northwest line.

Beginning at the intersection of 4th Street South and the alley between 4th Avenue South and 5th Avenue South, then east on the centerline of 4th Street South to the alley between 5th Avenue South and 6th Avenue South, then south on the alley to the centerline of 5th Street South, then east on the centerline of 5th Street South to the intersection of the centerlines of 5th Street South and 8th Avenue South, then north on the centerline of 8th Avenue South to its intersection with the centerline of 4th Street South, then east on the centerline of 4th Street South to its intersection with the centerline of 9th Avenue South, then south on the centerline of 9th Avenue South to its intersection with the centerline of 5th Street South, then east on the centerline of 5th Street South to its intersection with the centerline of 11th Avenue South, then south on the centerline of 11th Avenue South to its intersection with the centerline of 7th Street South, then west on the centerline of 7th Street South to the alley between 11th Avenue South and 10th Avenue South, then south on the alley to the centerline of 8th Street South, then east on the centerline of 8th Street South to its intersection with the centerline of 11th Avenue South, then south on the centerline of 11th Avenue South to its intersection with the centerline of 9th Street South, then west on the centerline of 9th Street South to its intersection with the centerline of 9th Avenue South, then north on the centerline of 9th Avenue South to its intersection with the centerline of 8th Street South, then west on the centerline of 8th Street South to its intersection with the centerline of 8th Avenue South, then south on the centerline of 8th Avenue South to its intersection with the centerline of 9th Street South, then west to the alley between 7th Avenue South and 8th Avenue South, then north on the alley to its intersection with the centerline of 7th Street South, then west to its intersection with the centerline of 6th Avenue South, then north to its intersection with the centerline of 6th Street South, then west to the alley at the rear lot lines of the properties facing 6th Avenue South, then south to the rear lot lines of the properties facing 6th Street South, then west and northwest along the rear lot lines to the center point of the intersection of 6th Street South, Delaware Avenue and 4th Avenue South, then east on the centerline of 6th Street South to the alley between 4th Avenue South and 5th Avenue South, then north to the point of beginning.

Boundary Justification

The boundaries of the Old Nampa Neighborhood Historic District include portions of the Nampa Original Townsite and three later subdivisions, Arlington, Pleasants' and Waterhouse, which had its greatest growth as a neighborhood during the 1920s, when the establishment of railroad car repair shops and a refrigeration unit for the Pacific Fruit Express in Nampa caused an increase in population. The boundaries have been adjusted to exclude blocks along the edges that encompassed more non-contributing than contributing properties.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 1 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Photos

Old Nampa Neighborhood Historic District
Nampa, Canyon County, Idaho
Photographer: Barbara Perry Bauer
Date: February-March, July 2006

- | | |
|----------------|--|
| Photo 1 of 26 | 612 6 th Avenue South
View looking south |
| Photo 2 of 26 | 519 7 th Avenue South
View looking northwest |
| Photo 3 of 26 | 716 9 th Avenue South
View looking east |
| Photo 4 of 26 | 811 11 th Avenue South
View looking southwest |
| Photo 5 of 26 | 424 8 th Avenue South
View looking east |
| Photo 6 of 26 | 503 4 th Street South
View looking south |
| Photo 7 of 26 | 808 9 th Avenue South
View looking east |
| Photo 8 of 26 | 611 5 th Street South
View looking southwest |
| Photo 9 of 26 | 516 9 th Avenue South
View looking east |
| Photo 10 of 26 | 619 7 th Avenue South
View looking northwest |
| Photo 11 of 26 | 903-907-911 7 th Street South
View looking southeast |
| Photo 12 of 26 | 1003 5 th Street South
View looking south |

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 2 Name of Property Old Nampa Neighborhood Historic District
County and State Canyon County, Idaho

Photo 13 of 26	716 8 th Avenue South View looking east
Photo 14 of 26	719 8 th Avenue South View looking west
Photo 15 of 26	Streetscape, intersection of 9 th Avenue South and 6 th Street South View looking southwest
Photo 16 of 26	Historic street marker, northwest corner of 4 th Street South and 5 th Avenue South View looking west
Photo 17 of 26	815 11 th Avenue South View looking west
Photo 18 of 26	603 11 th Avenue South View looking west
Photo 19 of 26	615 8 th Avenue South View looking west
Photo 20 of 26	511 8 th Avenue South View looking northwest
Photo 21 of 26	807 11 th Avenue South View looking northwest
Photo 22 of 26	723 9 th Avenue South View looking northwest
Photo 23 of 26	603 10 th Avenue South View looking west
Photo 24 of 26	503 5 th Street South View looking south
Photo 25 of 26	1003 6 th Street South View looking south
Photo 26 of 26	903 6 th Street South View looking south

Old Nampa Neighborhood Historic District

Map not to scale

C = Contributing
Numbers shown are inventory
numbers, not addresses

