

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED MAR 26 1980

DATE ENTERED

MAY 27 1980

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

1 NAME

HISTORIC Rice, John C., House

AND/OR COMMON

LOCATION

STREET & NUMBER 1520 Cleveland Boulevard

CITY, TOWN

Caldwell

___ VICINITY OF

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

STATE

Idaho

CODE

16

COUNTY

Canyon

First

CODE

27

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Arizona Southern Baptist Convention

STREET & NUMBER

400 West Camelback Road

Attention: Bill Parker, Director,

CITY, TOWN

Phoenix

___ VICINITY OF

Arizona Zone Fund

STATE

Arizona

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Canyon County Courthouse

STREET & NUMBER

CITY, TOWN

Caldwell

STATE

Idaho

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Idaho Historic Sites Inventory
1972

DATE

___ FEDERAL STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS Idaho State Historical Society

CITY, TOWN

Boise

STATE

Idaho

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The John C. Ripe House was built in about 1895 as a detached, single-family dwelling and has been used as a parsonage by the Southern Baptist Church since 1956. The two-story, rectangular building has a gable front facade with the door offset to the left, balanced by a large double-light window with a leaded upper pane. The house is frame with clapboards, a gable roof, and a lava rock foundation. A wrap-around front porch with shed roof and Tuscan columns on panelled pedestals is framed in and clapboarded to the railing level. There is a similar side porch on the northwest exposure, and in the rear, a one-story screened porch.

On the second story facade are two double-hung sash windows; windows on the other elevations are either small single-light or double-hung sash style. The front door has a large single window with scalloped molding. The side porch has two doors, one a set of French doors with small multiple panes, flanked by single-light windows set even with the door top. The second porch door, which has a large oval window above a raised wooden wreath, leads to a rear section of the house that may be a later, consistent addition.

The house's Queen Anne decoration includes an octagonal tower at the north corner of the building with a steep octagonal roof, complete with finial. Fish scale shingles fill the pedimented front gable and the cross gable. On the southeast exposure is a one-story polygonal bay window and a one-story rectangular oriel. At the entry, the front porch roof has a small pediment which encloses a sunburst ornament.

The building's interior retains some original features: the entrance hall stairs with newel post, molded woodwork with corner roundelles, and wood floors set in patterns of concentric squares.

There are no outbuildings. On the east and southeast sides of the house is a small church parking lot surfaced with gravel.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1895

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The John C. Rice House at 1520 Cleveland Blvd., is of historical and architectural significance as the home of two prominent Idahoans and as a surviving example of Queen Anne architecture as it was employed locally in Caldwell. The building is restorable, as it retains its exterior features, as well as several interior features, and is in better repair than many Caldwell houses from this period. A favorite style of the families of prosperous professional and business people, Queen Anne was used for many large houses in Caldwell during the 1890s and early 1900s. The Rice house is one of the few survivors.

John C. Rice purchased the property in 1895, and the house probably was built before his marriage to Maude M. Breshears during the same year. Rice is best known as an associate justice of the Supreme Court of Idaho during the period 1917 through 1923, but he served his community in many other capacities as well. He was an incorporator, board member, and part-time teacher at the College of Idaho during its earliest years, donating his legal and financial advice as well. He was an organizer of the Canyon Abstract and Trust Company. He served as a state legislator in 1897. He was mayor of Caldwell during 1902. He was a founder and president of the Commercial Bank and its successor from 1894 until 1923. Rice moved to Caldwell in 1891 after receiving his L.L.B. from Cornell University. His legal career began with a private practice, and led to many years as an Idaho district judge and supreme court chief justice.

After raising a family of five, John C. Rice and his wife sold their house to Presley F. Horne in 1919. Horne, longtime Grand Secretary of the I.O.O.F. Grand Lodge of Idaho, later wrote in his editorial column for The Idaho Odd Fellow of 1948 that he did not build his house: "It was constructed by a man rearing his family, and he took great pride in the thought that this was 'his home.'"¹ Horne lived at 1520 Cleveland from 1919 through 1956, when his wife died and he deeded the property to the Southern Baptist Church. In the memory of Caldwellites it is his name that is associated with the Rice house; as Horne wrote in 1948, "for more than thirty years it has been 'my home.'"

Prior to Horne's tenure as I.O.O.F. secretary, he was cashier and director of banks in Hailey, Boise, and Soldier, Idaho. In addition to writing regular columns for The Idaho Odd Fellow, he was author of the 1916 Idaho Digest. The The Odd Fellows Historical Building in Caldwell, built in 1952, is named the Presley F. Horne Historical Building in his memory.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Barrett, Glen. Idaho Banking, 1863-1976. Boise: Boise State University Press, 1976.
 Conversation with Mary Schwiebert, Caldwell, Idaho, August 27, 1979.
 Hayman, H. H. That Man Boone. Caldwell: The College of Idaho, 1948.
History of Idaho. Vol. 2. Chicago: S. J. Clarke Publishing Company, 1920.

10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED
ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY less than one acre.

QUADRANGLE NAME Caldwell, Idaho QUADRANGLE SCALE 7.5 minute

UTM REFERENCES

A	1 1	5 2 5 7 2 0	4 8 3 3 8 0 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies approximately the southeast 111 feet of lot 2 in block 21 of the Washington Heights Addition to the City of Caldwell.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Jennifer Eastman Attebery, Architectural Historian

ORGANIZATION

Idaho State Historical Society

DATE

2 February 1980

STREET & NUMBER

610 North Julia Davis Drive

TELEPHONE

384-2120

CITY OR TOWN

Boise

STATE

Idaho

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Merle Wells

TITLE State Historic Preservation Officer

DATE 29 February 1980

FOR NPS USE ONLY

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

W. Ray Luce
 W. RAY LUCE
 KEEPER OF THE NATIONAL REGISTER
 ATTEST: *[Signature]*
 CHIEF OF REGISTRATION

DATE

5/27/80

DATE

5-14-80

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CONTINUATION SHEET

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As an example of the Queen Anne style house in Idaho, the John C. Rice house is representative of the modest renditions of this style found in small Idaho towns. Compared with other local examples, the house is well preserved, having experienced none of the usual changes in massing, roofing, and siding.

¹Beautiful Things in Life, vol. 2 [Caldwell Press of the Idaho Odd Fellow, 1952], pp. 139-40.

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Hobson, G. C., ed. The Idaho Digest and Blue Book. Caldwell: Caxton Printers, Ltd., 1935.

Horne, Presley F. Beautiful Things in Life. Vol. 2. Caldwell: Press of the Idaho Odd Fellow, 1952.