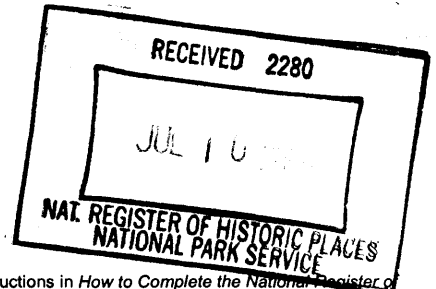


United States Department of the Interior
National Park Service

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 Chitwood, Joseph, House

other names/site number Bruce, Walter S., House

2. Location

street & number 1321 Denver St N/A not for publication

city or town Boise N/A vicinity

state Idaho code ID county Ada code 01 Zip code 83706

3. State/Federal Agency Certification

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

Susan Pengilly Neitzel 7 July 2006

Signature of certifying official/Title Date
 SUSAN PENGILLY NEITZEL, Deputy State Historic Preservation Officer

State or Federal agency and bureau
Idaho State Historical Society

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:)

Signature of the Keeper Date of Action
Edson B. Beall 8-23-06

Chitwood, Joseph, House
Name of Property

Boise, Ada County, Idaho
City, County, and State

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
3 buildings

_____ sites

_____ structures

_____ objects

3 0 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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH

CENTURY AMERICAN MOVEMENTS

Materials

(Enter categories from instructions)

foundation STONE

walls WOOD: shingle

roof ASPHALT

other BRICK

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria

- 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)

EXPLORATION/SETTLEMENT

Period of Significance
1892-1920

Significant Dates
1892

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

Architect/Builder
Chitwood, Joseph (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:
X See continuation sheet(s) for Section

10. Geographical Data

Acreage of property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

A 11 5/6/5/0/4/0 4/8/2/7/1/7/0/
Zone Easting Northing Zone Easting Northing

C 1 ////// ////// D 1 ////// //////

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 Barbara Perry Bauer, Consulting Historian

organization TAG Historical Research & Consulting date February, 2006

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

city or town Boise state Idaho zip code 83707

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 Fred and Carolyn Fritchman

street & number 1321 Denver Street telephone 208-336-7267

city or town Boise state Idaho Zip code 83706

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.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

Description:

The Joseph Chitwood property is located on five lots in an area commonly known as the Original South Boise neighborhood in Boise, Ada County. The dwelling faces east and is located above sidewalk level. A large lawn enclosed by a wood picket fence surrounds the house. Many trees and bushes have been planted on the lawn. A contributing barn and chicken coop are located on the west edge of the property along a service alley.

The two-story house was constructed in 1892, and is essentially a vernacular Queen Anne house with a T-shaped, gabled roof form. It sits on a stone foundation. The walls are clad in wood shingle siding that replaced the original wood lap siding in the 1940s. The east, north, and south gable ends (which create the "T") are trimmed with patterned shingles cut in fish scales and diamonds. Brick chimneys are located on the east and west elevations. All windows on the historic house are one-over-one, double-hung sash, unless otherwise indicated.

Three concrete steps lead from the sidewalk to a concrete path and screened-in wood porch with the original front door located on the east facing "ell." The wood panelled front door is offset. On the first story of the front (east) elevation is a canted bay window with three windows; the larger, center window has twenty-four lites in a fixed frame and is flanked by one-over-one, double-hung sash windows. The windows are separated by carved wood pilasters topped with post flares. The second story features paired, double-hung, wood sash windows under the east and west gables.

Originally T-shaped, the footprint of the house has been modified by small additions over time and is now irregular. A one-story, gabled-roof addition was constructed on the west elevation. The southwest corner of the house features a hipped-roof, one-story addition. A redwood deck is attached to the southwest corner of the dwelling. The smaller additions feature aluminum windows. An upstairs bathroom was added in the mid-1950s, and the second story has a small bump-out to accommodate it. Although these additions have altered the original plan of the house, each is completely subordinate to and situated toward the rear of the house, thereby lessening their impact and minimizing their effect on the property's National Register eligibility.

The interior of the house includes a basement that was excavated in the 1930s, and which consists of a furnace room, coal room and bedroom. Rooms on the main floor include an entry hall, parlor, living room, dining room/office, kitchen, laundry room, and bedroom. Details in the living room include crown molding and a fireplace. A large, plate glass window was installed in the south wall of the living room in the 1960s, at the same time a bedroom addition was constructed on the south side.

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Continuation Sheet**

Section number 7 Page 2

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

The second story consists of three bedrooms and one bathroom. The bedrooms have walk-in closets and crown molding.

A 16' x 17' barn, constructed in 1912, is located on the west end of the property on the service alley. The barn features double sliding doors on the east elevation. It has been extended a few feet to accommodate automobiles. A new foundation was recently poured under the barn to stabilize it.

A single-story, half-monitor chicken coop (10'6" x 24') is located to the south of the barn. The coop is wood construction with shake roof and wire-covered windows.

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Section number 8 Page 1

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

Statement of Significance

The Joseph Chitwood House is significant under Criterion A, at the local level, for its association with late 19th and early 20th century settlement and exploration in Boise. The house is associated with patterns of community residential development in Boise, particularly with the development of the historic town of South Boise, now the South Boise neighborhood.

Criterion A

Boise City was founded in 1863, next to a United States Army fort at the crossroads of the Oregon Trail and the road to the Boise Basin mines. The city became a major distribution site for mining supplies and fresh food for Boise Basin miners. Boise's first ten blocks were platted on either side of what is now Main Street, east to west in a grid that paralleled the Boise River to the south. Over the next two years the city grew to 140 blocks. Across the river to the south, farms and ranches were homesteaded as early as 1863. But it would be almost 30 years before a residential area developed south of the river.

In 1890, plans were developed for a new bridge to be constructed across the Boise River at what is now Broadway Avenue. Previously, access to land south of the River was to the west at Eighth Street. The possibility of the bridge spurred development of neighborhoods in South Boise. Several real estate firms invested in farm and ranch land to develop. Two of the first additions platted south of the Boise River were the South Boise First Subdivision and the Londoners First Subdivision.

Some of the developers who invested in Boise real estate were based in Colorado. Londoners First Subdivision was platted by Moses Londoner, a resident of Pueblo, Colorado, and a group of investors who incorporated the Denver Land and Investment Company in August 1890. The registered agent was Walter P. Hard, who with Boise resident, Judson Spofford, platted the Dundee First Subdivision in November 1890. The triangular-shaped subdivision was bounded by Rossi Avenue on the north, Broadway Avenue to the east and Boise Avenue to the south.¹

By 1892, the new bridge was completed. The finished bridge was designed to be wide in anticipation of a streetcar line to south Boise, as a streetcar system had opened in Boise a year earlier. The Boise paper, *The Idaho Daily Statesman*, reported a busy season of growth in south Boise. New businesses on the south side included a horse collar factory, a tannery, and a candle factory. The newspaper claimed that South Boise would "grow into a mighty little city itself" over the next several years.²

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Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

Also in 1892, *The Statesman* reported on new construction in the new neighborhood. Among the new houses under construction was Joseph Chitwood's house at 1321 Denver Street, being built at a cost of \$2,400.00. The house was notable for its size and scale, being one of the largest in South Boise. Chitwood, a miner, was born in Missouri and came to Boise by way of Colorado. He and his brother, Richard, were involved in mining ventures throughout Idaho. Joseph Chitwood never married but lived in the house with several of his relatives until he sold it to Walter and Elizabeth Bruce in 1902.³

By 1895, South Boise had grown from two subdivisions into an incorporated village with enough residents to support a church and school. The Second Presbyterian Church, originally located on the corner of Rossi Street and Broadway Avenue, was dedicated on September 15, 1895. When membership increased, the church was moved to a new location on the corner of Boise Avenue and Broadway. Nearby, South Boise children attended Garfield School, located on the northeast corner of Boise Avenue and Broadway. The original wood-framed school was replaced by a two-story building in 1899. In 1929, a new Garfield School (NRHP 82000204) was constructed across the street on the southeast corner of Boise and Broadway Avenues. Both schools were used until the earlier structure was torn down in 1952.⁴

As Boise boomed at the beginning of the twentieth century, the South Boise neighborhood grew with it. The interurban system was extended to South Boise in 1905, providing residents easy access to downtown Boise and making the neighborhood a desirable place to live. Many of the interurban's motormen, mechanics and conductors made South Boise their home.

Along with growth came neighborhood civic pride. In 1904, the Village Improvement Society was organized. The women who joined the club wanted parks in South Boise. They also wanted roadsides, yards and school grounds to be kept free of weeds and trash. They convinced local real estate agent W.P. Hard to give them a piece of property near Garfield School, which they turned into a park. Among other things, the Village Improvement Society secured graded street crossings, gravel sidewalks and a fence to separate the school from a ditch that ran along the edge of the school property. The club changed its name to the South Side Improvement Club and through the years club members had bake sales, flower shows and garden tours to raise money for improvement and civic projects.

By 1905, South Boise's population was large enough to merit a regular weekly column in *The Idaho Statesman*. News, events and announcements were featured in the newspaper. Ads proclaimed "Have you noticed how South Boise is growing... Vacant lots in Dundee First Sub-Division are still offered at low prices." The sustained growth raised new concerns, which the village could not always meet. After several devastating house fires,

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Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

South Boise residents began to ask for a fire station and other services. By 1910, sensing that their numbers were growing too large for their limited services and infrastructure, South Boise residents began to petition to have the incorporated village annexed to the City of Boise.⁵ Walter S. Bruce and his wife, who had moved to South Boise after purchasing the Chitwood House in 1902, lead the effort for annexation. Bruce was a banker and community leader and was involved with numerous community improvement projects, including being one of the founders of the Boise YMCA. The couple continued their civic involvement, eventually supporting a bond issue to provide South Boise with an adequate sewer system, street lighting and police and fire protection. When it became clear the village could not support the services without help, Bruce lobbied for annexation to Boise. In May 1913, South Boise Village, with a population of approximately 2,000 was annexed to the City of Boise.

Over the next ten years the South Boise neighborhood continued to grow. A commercial district was established on the west side of Broadway. Anchored by the Second Presbyterian Church and the Odd Fellows Hall, the block also included an automobile garage, a grocery store and soda fountain.

Growth in the South Boise neighborhood slowed during the Depression as it did everywhere. The 1929 stock market crash and the low price of farm commodities prevented many people from building or buying new homes. Federal relief projects and an influx of Dust Bowl refugees and displaced Idaho farmers brought many new residents to Boise in 1936. Construction projects, funded with federal relief dollars, brought some improvements to the South Boise neighborhood. Broadway Avenue was paved and a new drainage system installed.

The end of World War II brought new construction and new residents to Boise as military men returned from service. South Boise saw a growth spurt along with other neighborhoods. A postwar baby boom led to the enlargement of Garfield School and the opening up of new subdivisions south of the original South Boise neighborhood.

Over the next three decades growth in the neighborhood stabilized and few new houses were constructed. As the nearby college (now Boise State University) began to grow, the neighborhood began to experience a loss of permanent residents. Many homes were no longer owner occupied and became rentals for college students. Most recently, new construction has come to the area as numerous apartments and duplexes have been constructed on the few remaining empty lots. Throughout its history the Joseph Chitwood House has remained a prominent, single-family home, that has served as a visual anchor for the neighborhood. Walter S. Bruce owned the house until his death in 1936. Following his death, the house was sold to Michael and Dorothy Alpert who

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Section number 8 Page 4

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

owned the house for six years. In 1942, the house was sold to Thomas and Minnie Mays who lived in the house until 1989. In 1990, the house was sold to their grandson Fred Fritchman.

Neighborhoods throughout Boise have experienced dramatic changes over time. Housing sizes and styles have changed decade to decade. The introduction of the automobile and the elimination of the interurban led to the development of new neighborhoods, farther from the downtown core. The neighborhoods in South Boise have also undergone changes. The majority of the houses date from the 1920s to the 1950s reflecting the neighborhoods phenomenal growth in the early 20th century. The Joseph Chitwood House is one of the few buildings remaining from the original construction period of the South Boise Village. It serves as a visible reminder of South Boise's earliest beginnings.

¹. Plat of Dundee First Subdivision on file at Ada County Recorder's office, Boise, Idaho.

². Idaho Daily Statesman, April 17, 1895, p.6.

³. Fifteenth Census of the United States, Ada County, Idaho. 1900

⁴. Barbara Perry Bauer, "South Boise Historical Overview" prepared for the Southeast Boise Neighborhood Association, 2003.

⁵. Idaho Daily Statesman, "South Boise May Be Annexed," January 11, 1910, p.6.

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Continuation Sheet**

Section number 9 Page 1

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

Bibliography:

Ada County records (microfilm), ISHS Library & Archives, Boise, Idaho.

Attebery, Jennifer Eastman. Building Idaho: An Architectural History. Boise:
Idaho State Historical Society, 1991.

Bauer, Barbara Perry. *South Boise Historical Overview*. 2003. On file with the
Southeast Boise Neighborhood Association.

Fritchman, Fred and Carolyn. Personal communication, 2005.

The Idaho Daily Statesman. Boise, Idaho: May – August, 1892-1893; 1900, 1910, 1911.

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Continuation Sheet**

Section number 10 **Page** 1

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

Verbal Boundary Description:

Lots 9, 10, 11, 12 and 13 in Block 2 of Dundee First Subdivision, in Ada County, State of Idaho.

Boundary Justification:

The nominated property consists of the entire lot that has been historically associated with the property.

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Section number Photos **Page** 1

Name of Property Chitwood, Joseph, House
County and State Ada County, Idaho

Photographs

Chitwood, Joseph, House

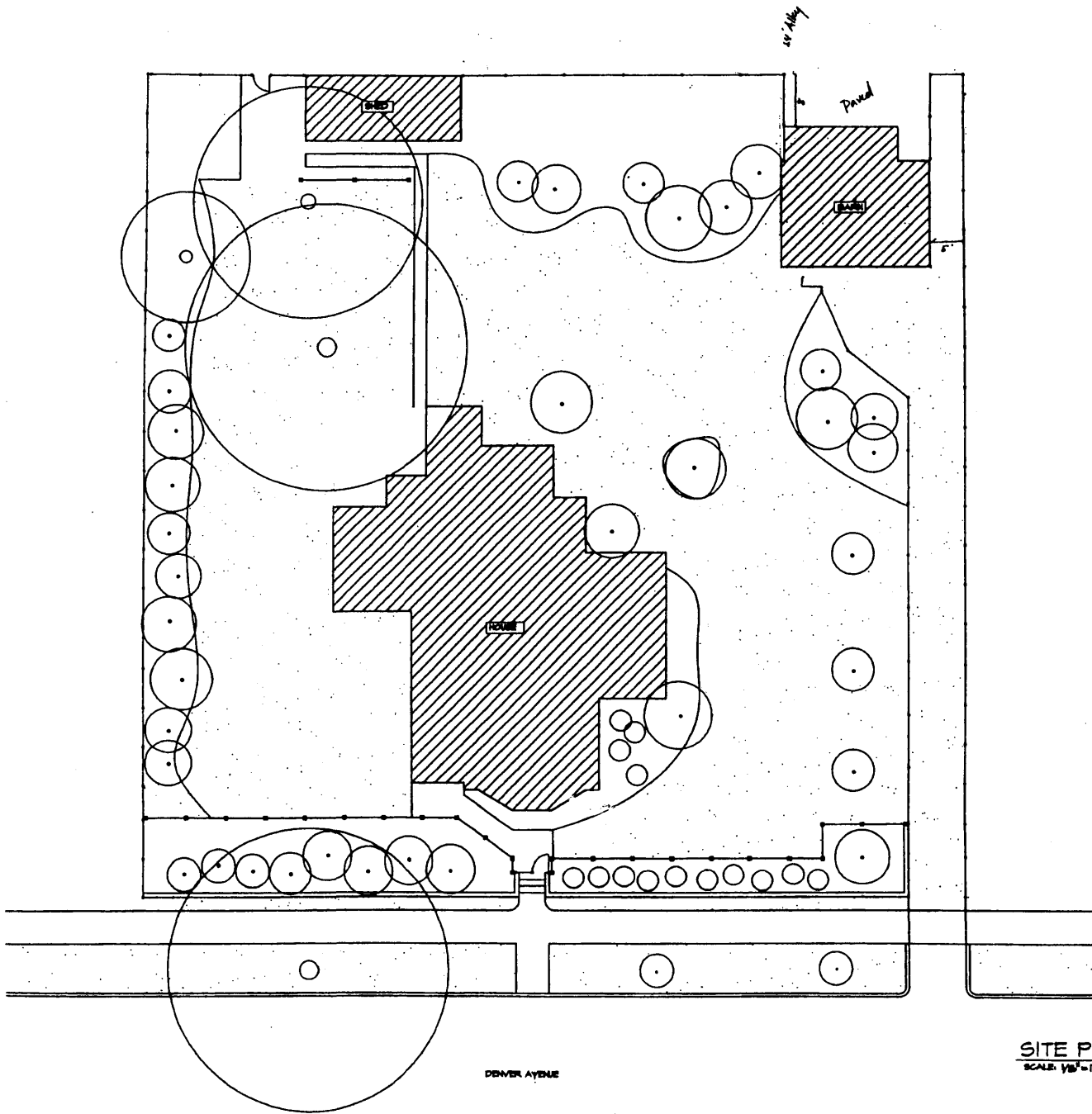
Boise, Ada County, Idaho

Photographer: Barbara Perry Bauer

Date: September 2005

Negatives on file at the Idaho SHPO

Photograph 1 of 7	1321 Denver St.	Looking SW
Photograph 2 of 7	1321 Denver St.	Looking N
Photograph 3 of 7	1321 Denver St.	Detail of decorative shingles
Photograph 4 of 7	1321 Denver St.	Looking E
Photograph 5 of 7	1321 Denver	Detail of bay window
Photograph 6 of 7	1321 Denver St.- Barn	Looking NE
Photograph 7 of 7	1321 Denver St. - Chicken coop	Looking SE



Rough Site Plan
1301 1st Street SE
Ada County, ID

So Baine house when we first moved in

