

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED JUL 14 1980

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Warm Springs Avenue Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Warm Springs Ave.

CITY, TOWN

Boise

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

First

STATE

Idaho

CODE

16

COUNTY

Ada

CODE

001

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Ada County Courthouse

STREET & NUMBER

Jefferson Street

CITY, TOWN

Boise

STATE

Idaho 83702

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Idaho State Historic Sites Inventory

DATE

1972

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Idaho State Historical Society

CITY, TOWN

Boise

STATE

Idaho

7 DESCRIPTION

CONDITION

☒ EXCELLENT ☐ DETERIORATED
☐ GOOD ☐ RUINS
☐ FAIR ☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Warm Springs Historic District is an established residential area with large homes and mature trees. The ninety-six residential structures included in the District date from the 1870's through the 1930's, with the majority having been built in the period 1890-1920. The one institution in the District, the Children's Home, is a group of three structures built in 1910, 1924 and 1934.

For the most part, the homes are two and two-and-a-half story structures which sit well back from the wide avenue, some with iron fences or stone walls. These commodious residences, situated as they are on large lots, form a district unique in Boise, by virtue both of the large number of fine dwellings in the area and the wide variety of architectural styles to be found here. Among styles appearing in the District are Queen Anne, Colonial Revival, Mission Revival, Bungalow and Tudor.

The Warm Springs District is still a residential area, as it was when it first achieved prominence as Boise's most prestigious residential street, around the turn of the century. Most of the home owners are very conscious of the desirability of preservation of the area, and the homes are well maintained.

The District is distinguished from the more modest neighborhoods which border it to the north, mainly by the size and architectural significance of the houses. For the most part, modest bungalows and some late Queen Anne style houses are to be found on the street running north of and parallel to Warm Springs Avenue. Where structures of significance comparable to those on the Avenue occur here, the boundary is extended north to include them. The south side of the District is bounded by an irrigation ditch, and the land beyond that has generally been used for more modest residential development and for farming. To the east of the District boundaries, Warm Springs Avenue continues to the city limits, lined with some residential and light industrial buildings. To the west, a cemetery on the north side of the Avenue and a modern junior high school on the south separate the residential district from the small pocket of intrusions between it and the West Warm Springs District (already listed in the National Register) closer in to the city center.

The dwellings listed as intrusions are either of too recent date to be included, or have been so heavily remodeled that they no longer display many of their original architectural features. Even the few intrusions, however, are generally either large and well maintained or small and unobtrusive residences. There are no seriously incompatible buildings.

8 SIGNIFICANCE

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

SPECIFIC DATES 1870-1940

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Warm Springs Historic District is architecturally significant for the large number of fine houses representing a wide range of architectural styles spanning seven decades (1870-1940). It is historically significant for its visual reminders of local history.

Including two of Boise's older residences (George Russell, #26, 1869 and John Maynard, #52, c. 1879), this district also contains a number of fine examples of Queen Anne architecture, specifically the Kingsburry (#33), Kinney (#66) and Fraser (#5) residences.

The Colonial Revival style is well represented on Warm Springs Avenue by the Cavanah (#81), Cox (#88) and Roger Davidson (#31) houses. The large sandstone Childrens' Home (#60) near the west end of the district is both socially and architecturally significant.

Fine examples of the Mission Revival, Tudor, and Bungalow styles are also found on Warm Springs Avenue. Indeed, this historic district provides a rich variety of architectural styles which reflects the constantly changing taste in residential architecture.

When Idaho became a state in 1890, Boise entered a period of abrupt growth. At that time Warm Springs avenue was an undeveloped country road to Kelly's Hot Springs, for which the street was named. Late in 1890, a natural hot water well was struck near the end of this historic district. Officers of a company which commenced to develop commercial geothermal power (in this case, for space heating) began to build mansions along Warm Springs Avenue, which soon replaced Grove Street as Boise's leading residential area. Construction of a street-car line in 1891 and of Boise's famous natatorium in 1892 gave this district a special distinction. Commercial geothermal power, aside from resort development of hot springs, represented an enterprise unknown anywhere at that time, although an Italian natural steam power plant followed in 1904. By that time, Warm Springs Avenue was entering two decades of major growth, in which areas between some of the original mansions were filled in. Natural hot water continued to bind this district together, while surplus heating was used in commercial structures downtown.

Substantial mining wealth was invested in building up this district, particularly by Ben Willson, a major Boise Basin operator. A number of Davidson family homes

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Idaho Daily Statesman, 1890 thru 1930.

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 53 acres.

QUADRANGLE NAME Boise South Quadrangle

QUADRANGLE SCALE 7.5 minute

UTM REFERENCES

A 1,1 5,6,6 7,0,5 4,8 2,7 9,7,0

B 1,1 5,6,6 6,1,0 4,8 2,7 8,0,5

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 1,1 5,6,5 8,2,5 4,8 2,8 3,5,0

D 1,1 5,6,5 4,6,0 4,8 2,8 6,5,0

E 1,1 5,6,5 5,3,5 4,8 2,8 7,1,0

F 1,1 5,6,5 6,8,0 4,8 2,8 7,0,0

G 1,1 5,6,6 1,1,0 4,8 2,8 5,1,0

H 1,1 5,6,6 4,5,0 4,8 2,8 2,6,0

VERBAL BOUNDARY DESCRIPTION

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 Susanne Lichtenstein, Architectural Historian

ORGANIZATION Idaho State Historical Society

DATE 24 June 1980

STREET & NUMBER 610 North Julia Davis Drive

TELEPHONE 334-2120

CITY OR TOWN Boise

STATE Idaho

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

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

Mark Wells

TITLE State Historic Preservation Officer

DATE 24 June 1980

FOR NPS USE ONLY

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

Forrest W. Ray
KEEPER OF THE NATIONAL REGISTER

DATE 9/22/80

ATTEST: *Emma Jane Saxe*
CHIEF OF REGISTRATION
for Regional Coordinator

DATE 9-15-80

UNITED STATES DEPARTMENT OF THE INTERIOR
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INVENTORY:

South side of Warm Springs Avenue

1. 511 Warm Springs Avenue.
This is a two-story colonial revival residence which was built in 1910 by Edwin Davis. It has a skewed gable roof and a flat roofed portico with extended rafters supported by Tuscan columns. An east side sun-porch and a now enclosed west side car port perpetuate the design of the portico. A Palladian-like window is above the garage.
2. 525 Warm Springs Avenue.
525 Warm Springs is a two-story colonial revival residence built by the Davis estate in 1910. It has a gabled roof and a one-story shed roofed wings at each end. A centered entry has a broken pedimented frame with fluted pilasters. This structure has been aluminum sided.
3. 531 Warm Springs Avenue.
531 Warm Springs Avenue is a two-story colonial box with a flared gabled roof. A right of center entry has a bracketed shed roof. All windows are 6x1 double hung sash. This house was built in 1912 for Clement Moore.
4. 605 Warm Springs Avenue. *John D.*
The tall two-story house at 605 Warm Springs was built for ~~Mr.~~ Springer in 1897 in a Queen Anne style. This frame house has since been remodeled in a colonial style and its porches and balconies have been enclosed. A stone and iron fence enclosed this property as well as the next two.
5. 615 Warm Springs Avenue.
615 Warm Springs is one of the finer Queen Anne residences in Idaho. This two-story sandstone house has a truncated hipped roof, a left of center, gabled, two-story bay with beautiful stained glass transoms and a right of center porch which extends to the west from the house. This porch originally had a turret at its terminus. A small Palladian window is in the bay's gable. It was built for Robert Fraser in 1894.
6. 635 Warm Springs Avenue.
This late Queen Anne style cottage was designed by Tourtellotte & Company in 1903 for Lee Estes. This two-story stone and shingle house has a square turret rising from its west porch. A tudor-arched sash window with a leaded glass transom dominates the center bay.

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| | |
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| DATE ENTERED | SEP 22 |

Warm Springs Historic District
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7. 635½ Warm Springs Avenue.
The Estes carriage house is at 635½. It is a modest two-story sandstone structure with a hipped roof with overhanging eaves. A one-story entry addition which is consistent with the original design has been placed on its east side. This was converted into a house in the early 1970's.
8. 709 Warm Springs Avenue.
The one-and-a-half story brick and frame residence at 709 Warm Springs Avenue was originally built in 1895 for mining man Benjamin Willson and his wife Emilie who owned much property in this area. The original Queen Anne house with shiplap siding can be seen behind a brick Colonial Revival facade displaying two gabled dormers, a wing to the right and a left of center entrance. (1895)
9. 715 Warm Springs Avenue.
This one-story frame dwelling with a street-facing gable, facade spanning porch and large French doors to the right of the entrance was built ca. 1896 by Benjamin and Emilie Willson, probably as a rental house.
11. 739 Warm Springs Avenue.
The very modest residence at 739 Warm Springs Avenue has a street-facing gable to the right, and a wing to the left with entry porch. The one-story house is of frame construction with shiplap siding, a tin roof, decorative shingles in the gable and modestly decorated porch posts. It was built in 1898 by Emilie Willson, probably as a rental house.
12. 741 Warm Springs Avenue.
The modest one-story frame dwelling at 741 Warm Springs Avenue was probably built as another rental house by Benjamin and Emilie Willson in 1898. A steep gabled roof and a facade-spanning porch with steep double pitch shed roof and decorative posts are the main architectural features.
14. 805 Warm Springs Avenue.
In 1900, carpenter John White built this one-and-a-half story frame residence at 805 Warm Springs Avenue with its large street-facing gable with bracketed eaves, central bay window with leaded glass and entry to the right sheltered by a small corner porch. A small gabled roof intersects the main roof at the right.
15. 807 Warm Springs Avenue.
The small one-story frame house with shiplap siding at 807 Warm Springs Avenue was built ca. 1901 by John White, most likely as a rental house. A gable faces the street with an entry to the right and a shallow bay projects to the left.

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16. 809-809½ Warm Springs Avenue.
The large one-and-a-half-story frame dwelling at 809-809½ Warm Springs Avenue was originally built about 1900 by carpenter John White and then added to around 1923. Two gabled bays with steep, downward sweeping roofs flank the central entry with its modest gabled portico. A small gabled dormer is seen in the lateral gable which connects the two end bays.
17. 815 Warm Springs Avenue.
The two-story stucco residence at 815 Warm Springs Avenue was built in 1916 for Dr. F. H. Brandt. This Prairie Style home is marked by projecting eaves and wooden casement windows which emphasize the horizontal lines of the house by wrapping around the corners on the second floor to form a sunporch. The horizontal direction is further emphasized by a decorative course between the first and second stories.
19. 829 Warm Springs Avenue.
829 Warm Springs Avenue is a two-story frame residence designed in 1919 for Craig Coffin by architects Wayland and Fennell. This Colonial Revival house is marked by its center one-story portico supported by simple pillars and its symmetrical facade. It is a large home surrounded by mature trees typical in this district.
20. 905 Warm Springs Avenue.
This two-and-a-half-story frame Colonial Revival residence built in 1935 by Walter Cranston is well set back from the street and sheltered by large trees. The gabled roof extends in front to shelter the facade and is supported by two-story high pillars. The semi-circular drive is flanked by two large iron lanterns set on stone pedestals.
21. 915 Warm Springs Avenue.
In 1909, architects Wayland and Fennell designed this one-and-a-half-story frame Colonial Revival home with Bungalow elements for Mrs. Jack Skillern. The entrance is marked by Corinthian columns and large side lights. A shed dormer is centered above the entry. Rafters extend to support the wide eaves.

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22. 929 Warm Springs Avenue.
In 1925 Spokane architect K. K. Cutter designed this large two-and-a-half-story brick and half-timber Jacobean Revival home at 929 Warm Springs for C. C. Anderson. The steep hipped roof with a ridge is of slate and punctuated by tall chimney stacks. A gabled projecting section features a large window with diamond panes and stone mullions as well as an arched door. A second projecting gabled section to the right adds to the irregularity of the plan.
23. 945 Warm Springs Avenue.
The house at 945 Warm Springs was built in 1916 by Charles O. Davidson. Designed by architects Wayland and Fennell, this two-and-a-half-story brick Colonial Revival residence is characterized by its hipped roof with Palladian dormer, segmented, pedimented portico and symmetrical facade. Neo-Georgian details ornament the eaves and semi-circular brick designs with keystones accent the windows.
25. 1009 Warm Springs Avenue.
This large one-story stucco residence with a tiled roof in the Spanish Mission style was built by William Regan in 1911. Double wings flank the tiled forecourt and the entrance is accented by a pergola type portico. Designed by Tourtellotte and Company, it is one of the earliest Spanish Mission Revival residences in Boise.
26. 1035 Warm Springs Avenue.
The George Russell house at 1035 Warm Springs Avenue is one of the oldest homes in Boise, dating back to 1869. The Western Colonial style residence apparently ranked as a mansion by the standards of the day. The two-story frame home with hipped roof and modest Greek Revival details features a columned front porch spanning the facade. Two windows flank the entrance which is distinguished by simple tripartite transom and side lights.
27. 1037 Warm Springs Avenue.
The two-story frame Colonial Revival home at 1037 Warm Springs was designed by Wayland and Fennell in 1906 for J. E. Clinton. A shed roof shelters the porch and is supported by columns extending across the facade. The shed roof is repeated in a central dormer. A one-story bay window projects on the left side of the dwelling. Three sides of the property are surrounded by a low brick and stone wall.

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28. 1109 Warm Springs Avenue.
The Moore-Cunningham house was listed in the National Register in 1977.
30. 1127 Warm Springs Avenue.
In 1925 architects Wayland and Fennell designed this brick Tudor home for Frank H. Parsons at 1127 Warm Springs. A large gable intersects the steep roof above the recessed, arched door. The house plan is irregular and window openings are of a variety of sizes and shapes. Mature trees shelter the house from the street.
31. 1205 Warm Springs Avenue.
Architect W. S. Campbell designed this large two-and-a-half-story granite and frame Colonial Revival residence at 1205 Warm Springs Avenue for Roger M. Davidson, in 1901. It was one of the first homes of this style built in Boise. The first story is of stone and a porch with paired Corinthian columns resting on stone piers extends across the facade. The centrally located double door has leaded side lights and transom. Large, gabled centrally placed dormers intersect with the slopes of the hipped roof at the front and sides. Ornamentation includes decorative flashing on roof ridges and Georgian details on the dormers and eaves.
32. 1215 Warm Springs Avenue.
The two-and-a-half-story Western Colonial Revival residence at 1215 Warm Springs was recently moved to this location on the old Eastman property from the corner of First and Idaho Streets. Architect John Smith built the stone, stucco and shingle home for Julius Steinmeier in 1907 and it remains one of the finest examples of his work in Boise. A low hipped roof, central hipped dormer, wide projecting eaves and flared base characterize the structure. A stone wall separates the house from the street.
33. 1225 Warm Springs Avenue.
1225 Warm Springs is a fine two-story late Queen Anne residence built in 1897 by Judge S. B. Kingsbury. The stone and shingle home is distinguished by a steep roof with flared eaves and a low oval tower above the right of center entry. The porch extending across the front of the house is characterized by stone lattice work and paired columns which support the roof. A beautiful stained glass window graces the west side of the home. A hitching post and mounting block still remain at the curb. Architect James King is credited with the design.

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34. 1305 Warm Springs Avenue.
This two-story Colonial Revival home, built in 1938 by Joseph Dollard, is of brick with the second story being paneled in wood. The facade is symmetrical and mature trees separate the home from the street.
35. 1311 Warm Springs Avenue.
The two-and-a-half-story brick and frame home at 1311 Warm Springs was built around 1899 by J. B. Lyon. Paired columns support the steep roof which projects over the porch of the Queen Anne home with Colonial Revival elements. Leaded glass ornaments the windows and front door of the residence.
36. 1321 Warm Springs Avenue.
This Queen Anne two-story frame house was built ca. 1901 by Thomas and Hattie Finnegan. The left of center porch and entry are sheltered by flared, projecting eaves. A jerkin-head roof covers a central projecting bay and decorative shingles ornament the second story.
38. 1403 Warm Springs Avenue.
The modest one-story frame home at 1403 Warm Springs was remodeled to its current Bungalow style in 1920. The original structure was built around 1905 as a farm house. The porch to the left is characterized by tapered pillars and small paired windows flanking the chimney.
39. 1415 Warm Springs Avenue.
The two-story stucco residence at 1415 Warm Springs was built in 1906 by contractor Jesse Jackson. The symmetrical facade and low hipped roof with projecting eaves are typical of the Western Colonial Revival style popular at this time in Boise, although the side entrance and stucco veneer are probably more recent modifications.
40. 1419 Warm Springs Avenue.
The two-story Queen Anne house at 1419 Warm Springs is characterized by a round tower with a conical roof and finial, flared eaves and a curved porch which wraps around the structure to the right. Campbell and Wayland designed this home in 1903 for John K. Enboe.
42. 1433 Warm Springs Avenue.
The Thomas K. Little home at 1433 Warm Springs dates from 1922. It is a two-story Colonial Revival frame house with gambrel roof, attic fan lights and colonial details at the entrance.

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43. 1503 Warm Springs Avenue.
The two-story frame house at 1503 Warm Springs is characterized by a low hipped roof with projecting eaves, large central attic dormer and shed-roofed porch spanning the facade typical of Western Colonial Revival homes. This particular residence, built in 1920 by Eugene Brasie, also displays a left of center entrance and projecting window bays at the side of the house.
44. 1505 Warm Springs Avenue.
The Connor home with its Bungalow elements was built in 1919 and displays a hipped roof with projecting eaves and a large central dormer. The front porch with square pillars supporting the roof extends across the facade of this one-and-a-half-story stucco and frame house.
46. 1525 Warm Springs Avenue.
The modest one-story dwelling at 1525 Warm Springs Avenue is set well back from the street. It is constructed of brick and board and batten siding with Colonial Revival detail.
48. 1609 Warm Springs Avenue.
In 1920 Robert Davidson had this large two-and-a-half-story stucco Colonial Revival house built at 1609 Warm Springs Avenue. A central pedimented portico with neo-Georgian detail is the main feature of the symmetrical facade. Three attic fan light dormers ornament the roof.
49. 1615 Warm Springs Avenue.
Another large Colonial Revival home on Warm Springs Avenue is the Charles Rathbun home, built in 1919. The portico with its simple neo-Georgian detail is slightly right of center. Clapboards cover the sides of the two-story structure, which was designed by Wayland and Fennell.
50. 1621 Warm Springs Avenue.
C. H. Nixon built this large two-and-a-half-story stucco home with Bungalow characteristics at 1621 Warm Springs in 1922. A deep porch with low arch and brick trimmed pillars is at the right. Brick work simulates quoining and courses between the floors. A shed roof and dormer cover the porch.

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52. 1703 Warm Springs Avenue.

The residence of John W. Maynard at 1703 Warm Springs is one of the oldest in Boise, having been built around 1879. Constructed around an existing single room adobe structure which now forms the kitchen, the home has seen several additions and remodelings. The two-story frame house is characterized by a steep roof which shelters the full front porch and is supported by four columns. A large centered shed dormer distinguishes the front and a shallow bay, supported by brackets projects from the left side. Governor Frank Hunt lived in the home at one time, and architect James A. Fennell, who was responsible for the addition of the dormer, resided here from 1920 to 1941.

53. 1707 Warm Springs Avenue.

This handsome and well-maintained two-story colonial revival house has a right of center entry framed by fluted pilasters. It probably dates from the 1930's; it is fully compatible with the district.

North side of Warm Springs Avenue.

54. 510 Warm Springs Avenue.

This one-story Queen Anne cottage has a gabled main block with a tall hip-roofed bay and a lower hip-roofed ell at left. The entrance, with its small bracketed overdoor, is in the intersection. Molded window heads and simple geometric gable trim survive. The house has been sided with asbestos shingle but retains its compatibility with the district.

55. 514 Warm Springs Avenue.

A two-story, hip-roofed rectangular brick block is here elaborated by two-story frame porches on either side of a central entrance. The porches are screened at both levels and have brick bases and shingled mid-story walls. The entrance has a gabled overdoor supported on big figure-four brackets, and double wooden doors to the central stair hall. Lintels and sills are stone.

56. 520 Warm Springs Avenue.

This shiplap-sided, corner-framed bungalow has a front-facing gable, a beveled bay at left front and an inset porch, now enclosed, at right. A gabled ell emerges at left rear.

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57. 530 Warm Springs Avenue.
Gabled ells emerge both right and left from the main section of this stucco bungalow; there is a gabled "biplane" section on the right rear roof. The entrance is at left, and is distinguished by an arched overdoor.
58. 600 Warm Springs Avenue.
This stuccoed colonial revival cottage has a lateral rectangular plan and a gabled roof with eave returns. The centered doorway is enriched with fluted and bossed pilasters and an entablature. The door is coffered, the windows multi-light.
59. 604 Warm Springs Avenue.
604 Warm Springs is another colonial revival cottage with wide bevel siding, multi-light casement windows, and pilasters framing a coffered front door. The plan is rectangular, with gabled ells at left front and rear.
60. Children's Home Funding and Aid Society buildings. Warm Springs Avenue at Straughan.
The sandstone Children's Home is a two-story stone Western Colonial Revival building which sits on a raised foundation. It dates from 1910 and is characterized by a low-profiled hipped roof with overhanging eaves and exposed rafters. A pair of similarly roofed dormers grace this building. There is a centered outset portico with a second-story "loggia" which has been enclosed. A smaller building in a closely compatible style was later built to the left rear of the main structure. In 1934 the two-story reinforced concrete infirmary was constructed at right rear; it is a simple but handsome, square-planned structure with an outset enclosed porch, a balcony, and tall multi-light windows with inset casement sections. The firm of Tourtellotte and Hummel designed the first and third of the buildings in this group, which are inventoried as a single site.
- x2
62. 836 Warm Springs Avenue.
836 Warm Springs Avenue displays a complex roof construction. The central portion is hipped with a shed-roof dormer; a lateral gabled ell with clipped ends is set in front of it, creating a T-shaped layout. The facade of the one-and-a-half-story frame house is symmetrical with a central entry with small pillared portico. (ca. 1898)

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63. 838 Warm Springs Avenue.
In 1917 dermatologist Lola Shaw built this one-story frame and shingle bungalow at 838 Warm Springs Avenue. A large single gable faces the street and the eaves display brackets and exposed rafters. The entrance is at the left of the facade of the dwelling.
64. 840 Warm Springs Avenue.
This two-story frame house built in 1898 displays square proportions, a truncated pyramidal roof and three bay facade with a right of center entry. The entrance is marked by a gabled portico with pillars.
65. 848 Warm Springs Avenue.
The large one-story frame bungalow at 848 Warm Springs Avenue has a large, single street-facing gable sheltering a screen porch which runs the length of the facade. The layout of the house is rectangular, the facade design symmetrical and the tiled roof displays exposed rafters. (1922)
66. 904 Warm Springs Avenue.
The residence at 904 Warm Springs is one of the fine examples of Queen Anne architecture in Boise. Built in 1904 for Joseph Kinney, the two-story Boise sandstone and shingle home is distinguished by a polygonal tower with a tent roof and a gable projecting from the sweeping roof with its flared eaves. A porch wraps around the structure. Architect J. E. Tourtellotte added leaded glass, decorative shingle and a small Italianate tower to complete the Queen Anne ornamentation.
67. 910 Warm Springs Avenue.
The modest one-and-a-half-story frame house at 910 Warm Springs Avenue was built around 1910 by John S. Parker. Two large intersecting gables form the roof and a small pillared portico with a Colonial Revival motif ornaments the facade.
68. 912 Warm Springs Avenue.
The Risley home at 912 Warm Springs Avenue is a one-and-a-half-story stucco dwelling with Colonial Revival elements. The central projecting entry with gabled roof is ornamented with a low shallow fan light.

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69. 916 Warm Springs Avenue.
This large two-and-a-half-story Colonial Revival residence at 916 Warm Springs Avenue was built in 1913 for Dr. Carl J. Hill. A shallow central gable with eave returns interrupts the roof line. A left of center one-story portico combines a double pitch roof, small barrel vault and Doric columns. Architects Wayland and Fennell designed this house.
70. 920 Warm Springs Avenue.
The W. M. Davidson home at 920 Warm Springs was designed in 1905 by the architect J. E. Tourtellotte. The two-story residence of stone and shingle has a low hipped roof with wide eaves and a hipped roof central dormer. A long, low porch wraps around three sides of the dwelling and battered piers support the porch pillars. The overall effect is of a Western Colonial Revival Style house with strong Bungalow elements, although accounts written at the time of its completion describe it as "Mission Style."
71. 1002 Warm Springs Avenue.
The one-story frame house at 1002 Warm Springs was built in 1913 by Benjamin F. Howe. It is designed in the Bungalow Style but displays some Colonial Revival details at the entrance. The gable faces the street and the gently pitched roof displays supporting brackets. Bays project at the left side of the dwelling. A flat roof covers an addition to the right of the entry.
72. 1010 Warm Springs Avenue.
Built in 1938, the frame two-story Roger C. Davidson house at 1010 Warm Springs Avenue is another of the large Colonial Revival dwellings in the Warm Springs District. A one-story semi-circular portico is the distinguishing feature of the symmetrical facade. Several large trees separate the house from the street.
73. 1016 Warm Springs Avenue.
The two-story stucco and brick home at 1016 Warm Springs Avenue was built in 1912 by J. E. Moore. It displays Western Colonial Revival elements with its hipped roof, wide eaves, central gabled dormer and hipped roof front porch. One-story bay windows project on each side of the house.

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74. 1020 Warm Springs Avenue.
The two-story frame house at 1020 Warm Springs displays some Queen Anne elements in its varied roof line, projecting gable and ornamental shingle work. The modest dwelling was built in 1905 by J. J. Tucker.
76. 1104 Warm Springs Avenue.
The large two-story home at 1104 Warm Springs designed by Wayland and Fennell and built for B. W. Walker in 1909 is characterized by Colonial Revival elements. Doric columns flank the deeply recessed entrance and are repeated at the corners of the building. They also support a Georgian cornice. The gabled roof has a large shed roof dormer which extends almost entirely across the width of the house.
77. 1110 Warm Springs Avenue.
One of the older dwellings on Warm Springs Avenue is the two-story W. A. Goulder house at 1110 Warm Springs, built in 1890. The frame structure displays some Stick Style elements with its several steep, intersecting gables and horizontal siding accented by decorative vertical corner posts. A large steeply gabled bay projects at the front and a single story bay at the left side of the house adds to the overall asymmetry of the plan.
79. 1120 Warm Springs Avenue.
The large Tudor Style home at 1120 Warm Springs Avenue was built in 1939 by C. V. Parks. The yellow colored brick and half-timber residence is characterized by a central two-story section with gabled dormers flanked by low wings. A steep gabled roof is another Tudor element in this house.
80. 1204 Warm Springs Avenue.
The one-story brick and shingle dwelling at 1204 Warm Springs Avenue was built in 1895 by I. B. Fitchen. The hipped roof with a ridge has two asymmetrical gabled decorative dormers and several shed roof dormers. Decorative shingles, stained glass, projecting bays, along with the irregular roof line denote a Queen Anne influence. Eastlake Style porch brackets increase the decorative effect.

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81. 1302 Warm Springs Avenue.
The Cavanah home at 1302 Warm Springs Avenue is a large two-story brick Colonial Revival dwelling built in 1925. A one-story pedimented portico with Ionic columns is the main feature of the symmetrical facade. Decorative brickwork in a keystone and semi-circular design accent the ground floor windows.
82. 1308 Warm Springs Avenue.
The Lindley Cox residence designed by J. E. Tourtellotte is another very large frame Colonial Revival home. A large two-story central portico with balustrade and Ionic columns dominates the facade. An attic dormer is characterized by a Palladian window motif. A two-story porch on the right also displays full columns. A hitching post stands at the curb.
83. 1312 Warm Springs Avenue.
In 1910 Wayland and Fennell designed the two-story frame Colonial Revival home at 1312 Warm Springs Avenue for F. F. Johnson. Neo-Georgian elements are to be found in the single story pedimented portico with Doric columns. Three gabled attic dormers project from the roof.
84. 1320 Warm Springs Avenue.
The two-story Mission Revival home at 1320 Warm Springs Avenue was designed by architect K. K. Cutter of Spokane, and built for Leo Falk in 1922. The low tiled roof displays an irregular line with several low gables and shed-like slopes. The stucco walls are pierced by window openings of various sizes and shapes, some arched. Wrought iron railings ornament a balcony over the entrance as well as several second floor windows. A very large walled garden extends the entire width of the block.
85. 1414 Warm Springs Avenue.
Built in 1922 by J. S. Springer, 1414 Warm Springs Avenue is another Tudor residence with steep roofs with intersecting gables and asymmetrical facade. The two-story brick and half-timber dwelling is characterized by tall, narrow windows and irregular floor plan of wings, bays and projecting sections.

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86. 1418 Warm Springs Avenue.
The Alfred Budge house at 1418 Warm Springs is a two-story frame, hipped roof Colonial Revival structure built in 1927. A one-story portico with columns frames a fan lighted door.
87. 1420 Warm Springs Avenue.
The Jacob Wagner residence stood until recently at the corner of First and Jefferson. The two-story frame house was built for \$1500 in 1894. It features intersecting cross gables and a porch which runs to the right. This Queen Anne house also displays a one-story bay window which projects at the left and a two-story balcony porch on the right side of the home. Ornamental wood work of an Eastlake Style decorates the porches and eaves and a stone and wrought iron fence separates the yard from the avenue.
88. 1424 Warm Springs Avenue.
The Colonial Revival home at 1425 Warm Springs was built in 1931 by A. H. Budge. The one-story portico with Doric columns frames the door and three small gabled dormers interrupt the line of the eaves. The dwelling is two stories high and of frame construction.
89. 1504 Warm Springs Avenue.
In 1899 J. E. Tourtellotte designed for Edward Payne the two-story frame Queen Anne home at 1504 Warm Springs Avenue. The frame house features two large intersecting gables, flared eaves, an octagonal tower with a hipped roof and finial. A modest one-story pedimented portico with square pillars shows some Colonial Revival influence.
90. 1510 Warm Springs Avenue.
In 1930 Frances Stone had this Tudor home at 1510 Warm Springs Avenue built. The two-story brick and half-timber dwelling features a steep truncated hipped roof, a variety of window openings and tall chimney stacks. An arched entrance is found to the left of the projecting front section of the house.

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91. 1514 Warm Springs Avenue.
The two-story frame and brick house at 1514 Warm Springs Avenue was built circa 1899 by Uriah Seaman. Its jerkin-head gable roof with flared eaves features a side dormer with another jerkin-head roof. A shed roof porch extends across the front of the house and around to the right side. A shallow single story bay window projects at the front of the house.
92. 1516 Warm Springs Avenue.
The modest single story frame house at 1516 Warm Springs Avenue was built in 1922 by Richard B. Kading. A central gabled portico with slightly tapered pillars frames the entrance. The wide eaves are supported by brackets. The house displays an additional Bungalow Style element in the slightly flared base.
93. 1522 Warm Springs Avenue.
The Leo Falk residence at 1522 Warm Springs Avenue was built in 1925. This large two-and-a-half-story stucco home is Mediterranean Revival. The hipped roof is interrupted by a gable with eave returns. A simple Palladian window is seen above the entrance, which is ornamented with a swan-neck motif. In addition, French doors accented by shallow arches and fan lights ornament the facade.

Streets intersecting or parallel to Warm Springs Avenue:

94. 117 North Walnut Street.
In 1920, A. A. Fraser had this large two-story Mediterranean Revival stucco home at 117 North Walnut Street built. The symmetrical facade is distinguished by a one-story portico with Colonial Revival elements and hipped roof. A veranda spans the front of the home and a low hipped roof with a ridge accents the horizontal lines of the dwelling.
95. 118 North Walnut Street.
The C. G. Barton home at 118 North Walnut Street, built in 1920, is a two-story frame structure displaying Colonial Revival elements. A simple single story right of center pedimented portico ornaments the facade. Pilasters accent the corners of the dwelling.

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96. 203 North Walnut Street.
The stucco, clapboard and shingle dwelling at 203 North Walnut Street was built in 1910 by William Northrup. The house displays a mixture of styles, basically Western Colonial Revival with many Bungalow elements. The hipped roof with its wide eaves and ornamental rafters is interrupted with large hipped roof dormers. Two Doric columns flank the entrance and support the projecting dormer. The base of the house is slightly flared in the Bungalow manner and a hitching post stands at the curb.
97. 119 South Walnut Street.
The two-story, frame home at 119 South Walnut Street was built in 1920 as the carriage house to the large Clinton house at 1035 Warm Springs Avenue. It has been remodeled extensively several times and now can be described as a fairly large home. The large intersecting gables with a low wide jerkin-head dormer form the roof. A balcony wraps around two sides of the house, the old double garage doors remain as part of the home.
98. 117 Locust Street.
The two-story house at 117 Locust Street is the current home of former Governor Robert Smylie. Built in 1925 for Mrs. Margaret Davidson, the stucco dwelling displays Mission Revival elements in its tiled roof and arched entrance and window openings.
99. 120 Locust Street.
The ^{John B.} Springer home at 120 Locust Street was built in 1911. The two-story frame dwelling has two large gables at each end of the house which intersect the steep gabled roof. The steepness of the roofs emphasizes the verticality of the building. A central dormer maintains the symmetry and the wide projecting eaves with purlins recall the Stick Style.
100. 909-911 East Bannock Street.
The large house at 909 East Bannock Street was built in 1911 for Louis Feldman. The two-and-a-half-story brick and shingle dwelling displays a single story pediment ornamenting the deep left of center front porch. A hipped roof dormer and wide eaves recalls the Western Colonial Revival Style. The irregular facade indicates some Queen Anne influence.

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101. Eastman Carriage house, between Lewis Street and Warm Springs Avenue, to rear of 1215 Warm Springs Avenue.
The former Eastman carriage house originally associated with the no-longer-extant Eastman residence on Warm Springs Avenue sits on the lower ground to the rear of 1215 Warm Springs and is visible only from Lewis Street. It has two hip-and-ridge-roofed sections. One is to the east; the north end faced the residence and the south end contained a wide vehicle access door. A steeply hipped cupola with slatted vents crowns this section. The western section has lower-falling eaves, two single-width doors and two windows on the south, and a single door flanked by two windows on the west. The whole is bevel-sided.

COMPATIBLE NON-PERIOD STRUCTURES:

18. 825 Warm Springs Avenue
The house at 825 Warm Springs is a recently constructed two-story brick and clapboard Colonial Revival home.
24. 1005 Warm Springs Avenue
This one-and-a-half-story brick home of recent date is almost completely hidden from view from the street.
29. 1119 Warm Springs Avenue
The recent two-story Colonial Revival house at 1119 Warm Springs Avenue is built of brick and clapboard. A second story balcony spans the front.
37. 1325 Warm Springs Avenue
The modest one-story home at 1325 is constructed of clapboard and has a stone veneer on the facade. It is probably an older home which has been extensively remodeled.
41. 1421 Warm Springs Avenue
The one-story home at 1421 Warm Springs Avenue is of recent brick and frame construction. It is of a basic Cape Cod style with considerable remodeling.
45. 1515 Warm Springs Avenue
The recently constructed one-story brick home at 1515 has basically a Ranch Style, with Colonial Revival elements.

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47. 1607 Warm Springs Avenue
The two-story clapboard home at 1607 Warm Springs Avenue is of more recent construction. It displays some Colonial Revival elements.
61. 810 Warm Springs Avenue
The one-story brick and frame residence at 810 Warm Springs Avenue is designed in a basic Ranch Style. The L-shaped plan has a projecting gabled section to the right and wing to the left and a central recessed entry.
78. 1114 Warm Springs Avenue
The one-story clapboard and stone veneer home at 1114 Warm Springs Avenue is of recent construction and displays some Colonial Revival elements in a Ranch Style plan.

INCOMPATIBLE STRUCTURES:

10. 735-735½ Warm Springs
This one-story brick and frame multi-unit modern intrusion is of a simple rectangular shape and has a flat roof.
13. 749 Warm Springs Avenue
The small one-story frame house at 749 Warm Springs Avenue is an old dwelling so altered by the additions that the original form is unidentifiable. The gable faces the street and a porch runs along the left side of the house.
51. 1625 Warm Springs Avenue
The large, two-story brick and clapboard home at 1625 Warm Springs Avenue has some Colonial Revival details. It is of recent construction.
75. 1022 Warm Springs Avenue
This modern one-story, brick and decorative concrete block home is of quite recent construction.

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Warm Springs Historic District
Significance

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had a mining origin, followed by grocery and produce company investments. Prominent merchants, state and civic leaders, and a broad range of other business and professional people settled there. W. A. Goulder, a pioneer miner, newspaperman, and author was a Warm Springs pioneer as well.

The district is a cohesive neighborhood with few intrusions. It also includes several houses which are directly adjacent to Warm Springs Avenue on cross streets. They have been included because they are significant architecturally and tie more closely with Warm Springs Avenue than with the more modest homes on the adjacent streets. The district is well maintained and in excellent condition due to active preservation activities. Thus, it maintains a strong historic and architectural character.

A number of the buildings in the Warm Springs District were designed by architect J. E. Tourtellotte and the firm of Wayland and Fennell, two of the most prominent architectural offices in Boise at the time. In addition, noted architect K. K. Cutter of Spokane designed several homes in the district.

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Warm Springs Historic District
Verbal Boundary Description

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Warm Springs Avenue from the northeast corner of Bruce Street westward to and including the property at number 1522 Warm Springs Avenue. In addition, the district includes the property on the southwest, southeast, and northwest corners of Walnut and Bannock (between Elm and Maple) and the two properties on the southwest and southeast corners of Locust and Bannock streets. The property at 909-911 East Bannock is also included. The boundary enclosing these properties is shown as the dotted line on the enclosed sketch map entitled "Warm Springs Avenue Historic District, Boise, Idaho."

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Warm Springs Historic District
Property Owners List

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| <u>Site #</u> | <u>Owner</u> | <u>Site #</u> | <u>Owner</u> |
|---------------|--|---------------|--|
| 1. | C. Allen Campbell 511 Warm Springs Ave. Boise, Idaho 83702 | 11. | Grace Joslyn 1625 Juanita Boise, Idaho 83706 Owner of: 739 Warm Springs Ave. |
| 2. | W. Anthony Park 525 Warm Springs Ave. Boise, Idaho 83702 | 12. | Grace Joslyn 1625 Juanita Boise, Idaho 83706 Owner of: 741 Warm Springs Ave. |
| 3. | Louis H. Cosho 531 Warm Springs Ave. Boise, Idaho 83702 | 14. | Marguerite Burton 805 Warm Springs Ave. Boise, Idaho 83702 |
| 4. | C. J. Taylor and Joseph H. Jeffries 605 Warm Springs Ave. Boise, Idaho 83702 | 15. | Canuto and Lorraine Meso 807 Warm Springs Ave. Boise, Idaho 83702 |
| 5. | Robert L. Hamersley 615 Warm Springs Ave. Boise, Idaho 83702 | 16. | Marjorie C. Ballard 2100 N. Curtis Boise, Idaho 83704 Owner of: 809-809½ Warm Springs Avenue |
| 6. & 7. | Ramona G. and Dale C. Higer 1302 Warm Springs Ave. Boise, Idaho 83702 Owner of: 6350635½ Warm Springs Ave. | 17. | Gail and Genevieve M. Ison 815 Warm Springs Ave. Boise, Idaho 83702 |
| 8. | Philip W. and Agnes Canning 709 Warm Springs Ave. Boise, Idaho 83702 | 19. | William and Flora Skillern 829 Warm Springs Ave. Boise, Idaho 83702 |
| 9. | Regina Shiepe 715 Warm Springs Ave. Boise, Idaho 83702 | 20. | Bill Smith 905 Warm Springs Ave. Boise, Idaho 83702 |

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|---------------|---|---------------|--|
| 21. | Hugh R. Angleton 915 Warm Springs Ave. Boise, Idaho 83702 | 31. | Jerome F. Beeson 1205 Warm Springs Ave. Boise, Idaho 83702 |
| 22. | Boise State University Life Estate of: William H and Gladys E. Langroise 929 Warm Springs Ave. Boise, Idaho 83702 | 32. | Gale A. and Vivian J. Allen 1215 Warm Springs Ave. Boise, Idaho 83702 |
| 23. | Albert A. and Barbara U. Johnston 945 Warm Springs Ave. Boise, Idaho 83702 | 33. | Jason S. and Leora G. Day 1225 Warm Springs Ave. Boise, Idaho 83702 |
| 25. | Arthur F. and Esther B. Oppenheimer 1009 Warm Springs Ave. Boise, Idaho 83702 | 34. | David M. and Loretta Barton 1305 Warm Springs Ave. Boise, Idaho 83702 |
| 26. | Ronald F. and Janice Koch 1035 Warm Springs Ave. Boise, Idaho 83702 | 35. | Claudia Butler 1311 Warm Springs Ave. Boise, Idaho 83702 |
| 27. | Theodore E. and Bonalyn V. Munson 1037 Warm Springs Ave. Boise, Idaho 83702 | 36. | Wayne C. and Shelly F. Swanson 1321 Warm Springs Ave. Boise, Idaho 83702 |
| 28. | Moore-Cunningham house Listed in National Register in 1977 | 38. | Muriel Harris Kirk 527 S. Fuller Los Angeles, California 90036 Owner of: 1403 Warm Springs Av |
| 30. | Patricia F. Lloyd 1127 Warm Springs Ave. Boise, Idaho 83702 | 39. | Muriel Harris Kirk 527 S. Fuller Los Angeles, Calif. 90036 Owner of: 1415 Warm Springs Av |

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|---------------|--|---------------|--|
| 40. | Jon M. and Kathy K. Steele 1419 Warm Springs Ave. Boise, Idaho 83702 | 53. | Jack E. Clifford 1707 Warm Springs Ave. Boise, Idaho 83702 |
| 42. | Carol McGuffin Burroughs 1433 Warm Springs Ave. Boise, Idaho 83702 | 54. | Frank T. and Patsy L. Riggs 510 Warm Springs Ave. Boise, Idaho 83702 |
| 43. | Wallace B. and Mary C. Smith 1503 Warm Springs Ave. Boise, Idaho 83702 | 55. | Agnes M. Wilcox 7900 Fairway Drive Wilsonville, Oregon 97070 Owner of: 514 Warm Springs Ave |
| 44. | Richard R. Clark 1505 Warm Springs Ave. Boise, Idaho 83702 | 56. | A. E. Johnson 520 Warm Springs Ave. Boise, Idaho 83702 |
| 46. | Richard C. II and Martha R. Ripple 1525 Warm Springs Ave. Boise, Idaho 83702 | 57. | Glenda Oppenheim 530 Warm Springs Ave. Boise, Idaho 83702 |
| 48. | Davidson Investment Co. 1609 Warm Springs Ave. Boise, Idaho 83702 | 58. | Lloyd Stenger 600 Warm Springs Ave. Boise, Idaho 83702 |
| 49. | Richard A. Forney 1615 Warm Springs Ave. Boise, Idaho 83702 | 59. | Idaho First National Bank, Trustee Box 7009 Boise, Idaho 83727 Owner of: 604 Warm Springs Av |
| 50. | Rebecca Ann Dwyer 1621 Warm Springs Ave. Boise, Idaho 83702 | 60. | Childrens' Home Society of Idaho P. O. Box 1128 Boise, Idaho 83701 |
| 52. | John E. Castello 1703 Warm Springs Ave. Boise, Idaho 83702 | | |

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| <u>Site #</u> | <u>Owner</u> | <u>Site #</u> | <u>Owner</u> |
|---------------|--|---------------|--|
| 62. | St. Luke's Hospital, Ltd. c/o Clark Hatch 836 Warm Springs Ave. Boise, Idaho 83702 | 69. | Roger K. and Esta Sharon Swan 916 Warm Springs Ave. Boise, Idaho 83702 |
| 63. | Estate of Gladys Campbell c/o Jane Redford 1515 N. 16th Boise, Idaho 83702 Owner of: 838 Warm Springs Ave. | 70. | Jedd Jones III 920 Warm Springs Ave. Boise, Idaho 83702 |
| 64. | Browns Tie & Lumber Co. c/o Virgil Young 300 Mobley Boise, Idaho 83702 Owner of: 840 Warm Springs Ave. | 71. | Carol Martin 1002 Warm Springs Ave. Boise, Idaho 83702 |
| 65. | Mrs. Frederick Wahl 848 Warm Springs Ave. Boise, Idaho 83702 | 72. | Royce B. and Marcia G. Glenn 1010 Warm Springs Ave. Boise, Idaho 83702 |
| 66. | Daniel Yribar 904 Warm Springs Ave. Boise, Idaho 83702 | 73. | Allen Suderman 118 E. Curling Drive Boise, Idaho 83702 Owner of: 1016 Warm Springs Av |
| 67. | Teles Hormaechea 910 Warm Springs Ave. Boise, Idaho 83702 | 74. | Charlotte E. Chriswisser 1020 Warm Springs Ave. Boise, Idaho 83702 |
| 68. | Mrs. T.L. Robb 1155 Camelot Drive Boise, Idaho 83704 Owner of: 912 Warm Springs Ave. | 76. | Jane Walker Davidson Beverly Ann Hon Box 828 Boise, Idaho 83701 Owner of: 1104 Warm Springs Av |
| | | 77. | David C. and Mary Geisler c/o Joseph D. McCollum, Jr. 1110 Warm Springs Ave. Boise, Idaho 83702 |

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|---------------|--|---------------|---|
| 79. | Thomas and Nancy Turner 1120 Warm Springs Ave. Boise, Idaho 83702 | 87. | Robert and Susan Payne 1420 Warm Springs Ave. Boise, Idaho 83702 |
| 80. | Charles C. Chaffee 1204 Warm Springs Ave. Boise, Idaho 83702 | 88. | Thomas A. and Josephine L. Miller 1424 Warm Springs Ave. Boise, Idaho 83702 |
| 81. | Dale C. and Ramona G. Higer 1302 Warm Springs Ave. Boise, Idaho 83702 | 89. | A. Curtis Jones, Jr. 1504 Warm Springs Ave. Boise, Idaho 83702 |
| 82. | Billy Franklin Payne and Linda S. Payne 1308 Warm Springs Ave. Boise, Idaho 83702 | 90. | John R. Hansen 1510 Warm Springs Ave. Boise, Idaho 83702 |
| 83. | Joseph G. Hansen 1312 Warm Springs Ave. Boise, Idaho 83702 | 91. | J. Reed and Anne Kading Peterson 1514 Warm Springs Ave. Boise, Idaho 83702 |
| 84. | Jane Oppenheimer Box 2666 Boise, Idaho 83702 Owner of: 1320 Warm Springs Ave. | 92. | Ms. Sydney Johnson 1516 Warm Springs Ave. Boise, Idaho 83702 |
| 85. | Glenn E. and Mary L. Talboy 1414 Warm Springs Ave. Boise, Idaho 83702 | 93. | Philip and Esther Yribar 1522 Warm Springs Ave. Boise, Idaho 83702 |
| 86. | Robert B. and Donna Marie Hays 1418 Warm Springs Ave. Boise, Idaho 83702 | 94. | William and Gail Bridenbaugh 117 North Walnut St. Boise, Idaho 83702 |

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED JUL 14 1980
DATE ENTERED

Warm Springs Historic District
Property Owners List

CONTINUATION SHEET

ITEM NUMBER

PAGE 6

| <u>Site #</u> | <u>Owner</u> |
|---------------|---|
| 95. | Idaho First National Bank Trustee for O'Connell Trust Department, P.O. Box 7928 Boise, Idaho 83707 Owner of: 118 North Walnut St. |
| 96. | Arthur M. Albanese 203 North Walnut St. Boise, Idaho 83702 |
| 97. | Merlin S. and Lois F. Young 119 South Walnut St. Boise, Idaho 83702 |
| 98. | Robert E. and Lucille Smylie 117 Locust St. Boise, Idaho 83702 |
| 99. | Cecil and Gurutzne Jayo 120 Locust St. Boise, Idaho 83702 |
| 100. | Gregory G. and Diane Kreizenbeck c/o Susan Storey 1315 N. 16th St. Boise, Idaho 83702 Owner of: 909-911 East Bannock St. |
| 101. | Gale A. and Vivian J. Allen 1215 Warm Springs Ave. Boise, Idaho 83702 Owner of: Eastman Carriage House (Rear of 1215 Warm Springs Ave.) |

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

Warm Springs Historic District
Property Owners List

FOR HCRS USE ONLY

RECEIVED **JUL 14 1980**

DATE ENTERED

22

CONTINUATION SHEET

ITEM NUMBER

PAGE 7

COMPATIBLE NON-PERIOD STRUCTURES:

| <u>Site #</u> | <u>Owner</u> |
|---------------|---|
| 18. | Frank W. Cole 116 West State Street Boise, ID 83702 Owner of: 825 Warm Springs |
| 24. | Michael James Sellars Box 837 Boise, ID 83701 Owner of: 1005 Warm Springs |
| 29. | M. B. Shaw 1119 Warm Springs Boise, ID 83702 |
| 37. | Jean B. Wortman 1325 Warm Springs Boise, ID 83702 |
| 41. | Henry B. Alegria 1421 Warm Springs Boise, ID 83702 |
| 45. | Max D. Gudmundsen 1515 Warm Springs Boise, ID 83702 |
| 47. | Henen T. Compton 1607 Warm Springs Boise, ID 83702 |
| 61. | Anne O'Leary Gudmundsen 2402 Lemp Boise, ID 83702 Owner of: 810 Warm Springs |
| 78. | Ray W. and Bertha M. Sowder 1114 Warm Springs Boise, ID 83702 |

INCOMPATIBLE STRUCTURES:

| <u>Site #</u> | <u>Owner</u> |
|---------------|---|
| 10. | Paul Revere P. O. Box 8091 Boise, ID 83707 Owner of: 735-735½ Warm Springs |
| 13. | Carl Braun 2272 South Hilton Boise, ID 83702 Owner of: 749 Warm Springs |
| 51. | Anna Margaret Jones 1625 Warm Springs Boise, ID 83702 |
| 75. | Norma B. Kiesel 1022 Warm Springs Boise, ID 83702 |

WARM SPRINGS AVENUE
HISTORIC DISTRICT

BOISE, IDAHO

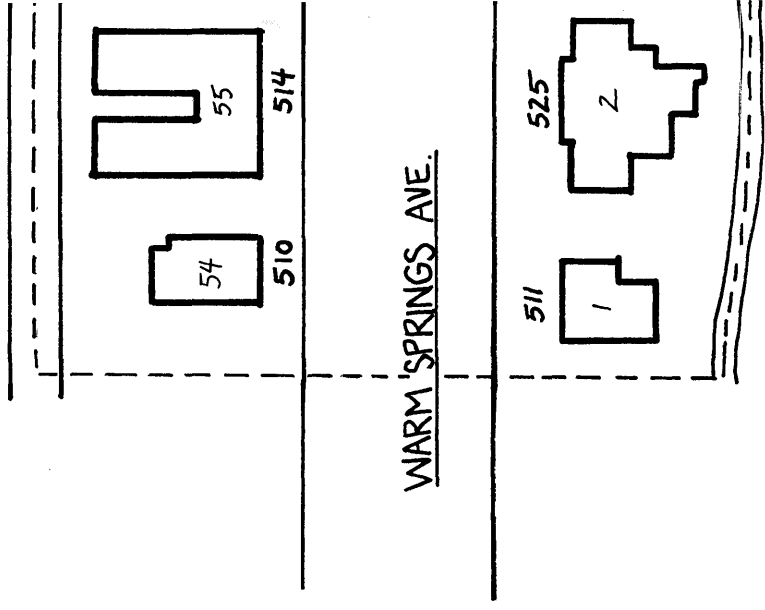
SHEET "A"

NOT TO SCALE -- 1980

----- DISTRICT BOUNDARY



SEE SHEET "B" ↑



JUL 1 1980

WARM SPRINGS AVENUE HISTORIC DISTRICT

BOISE, IDAHO

SHEET "B"

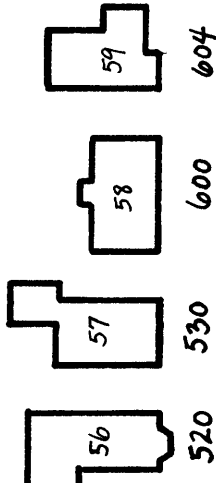
NOT TO SCALE - 1980

--- DISTRICT BOUNDARY

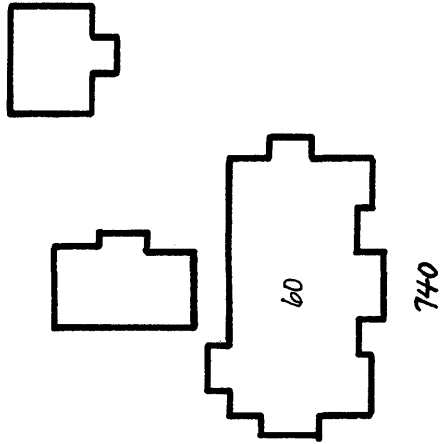


SEE SHEET "A"

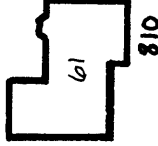
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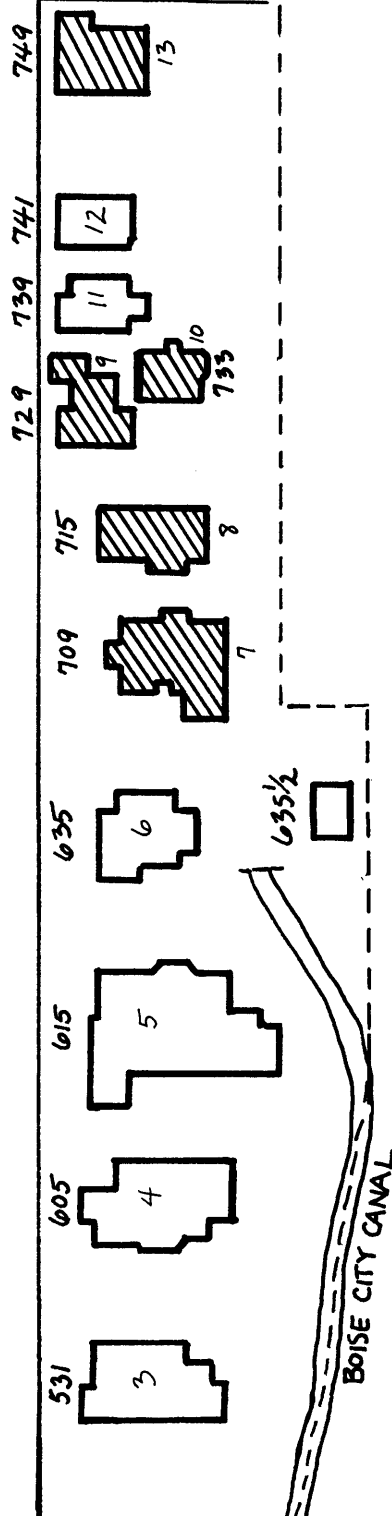
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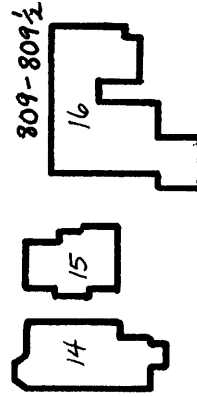
SEE SHEET "C"



WARM SPRINGS AVE.



805 807



JUL 4 1980

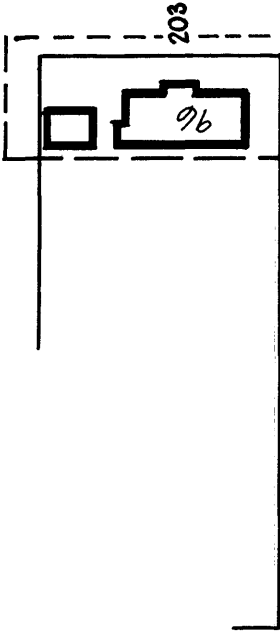
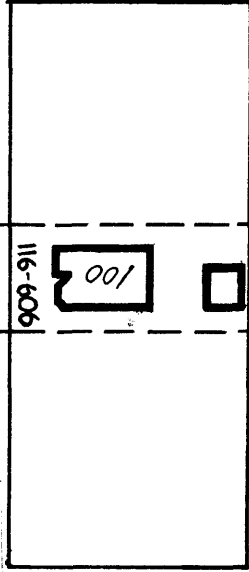
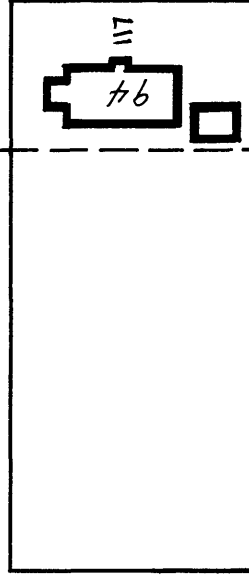
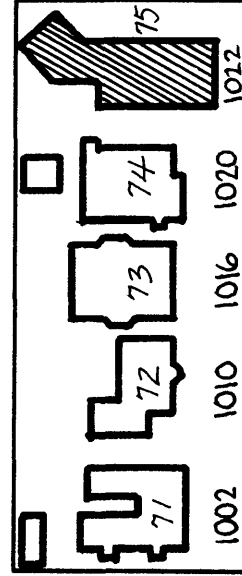
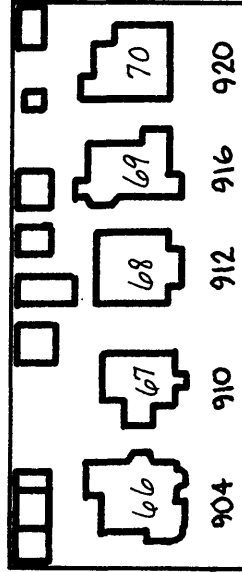
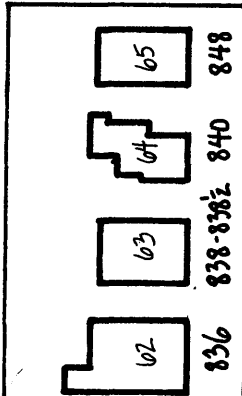
WARM SPRINGS AVENUE HISTORIC DISTRICT

BOISE, IDAHO
SHEET "C"
NOT TO SCALE - 1980

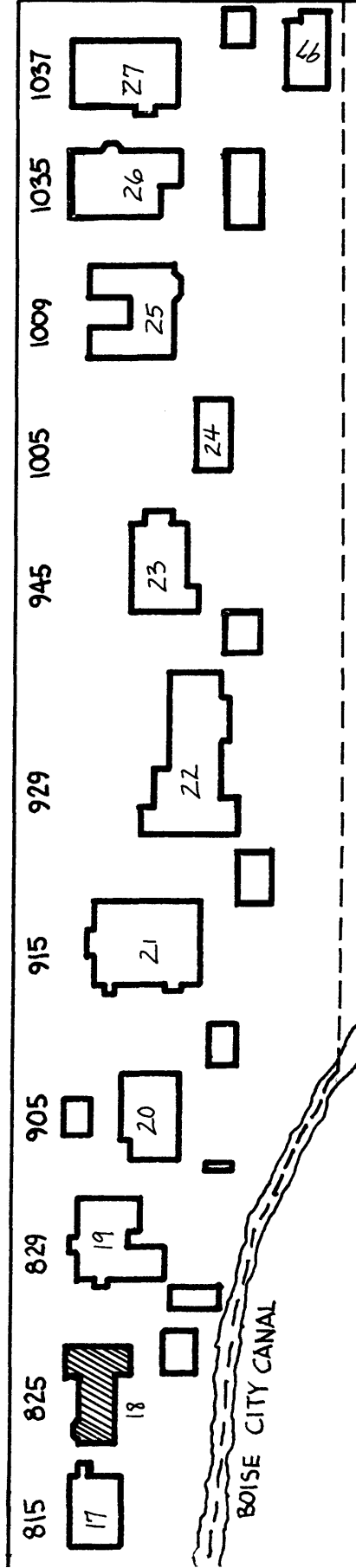
--- DISTRICT BOUNDARY



SEE SHEET "B" 7



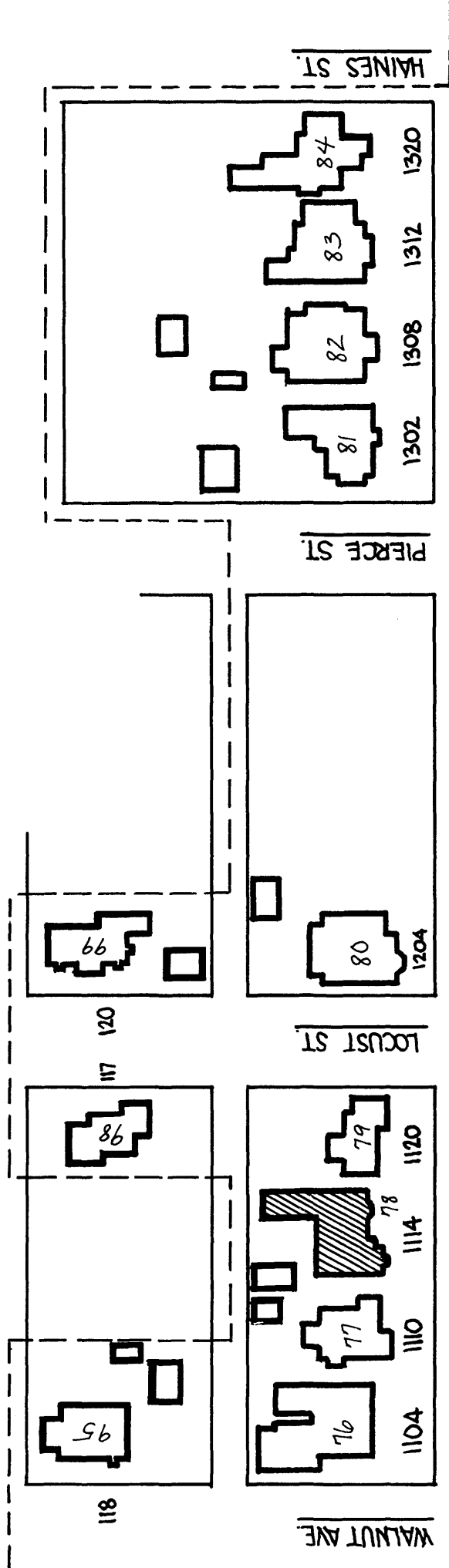
WARM SPRINGS AVE.



BOISE CITY CANAL

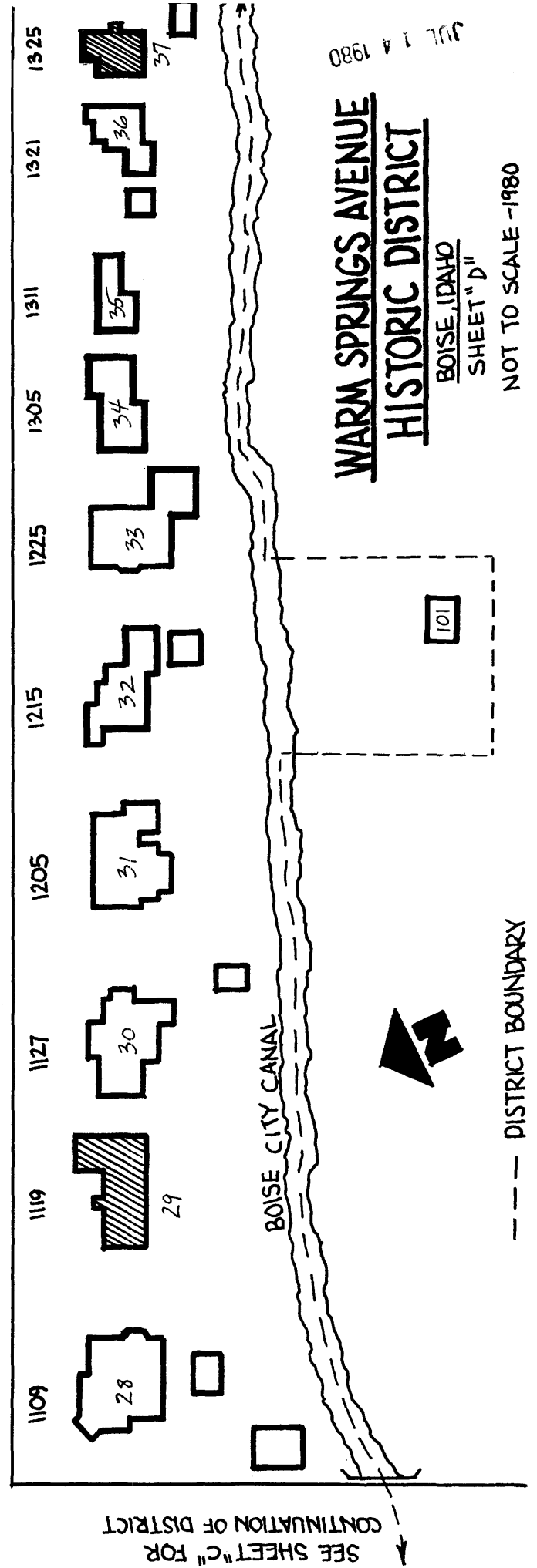
WALNUT AVE.
SEE SHEET "D" FOR
CONTINUATION OF DISTRICT

JUL 14 1980



SEE SHEET "E" FOR
CONTINUATION OF DISTRICT

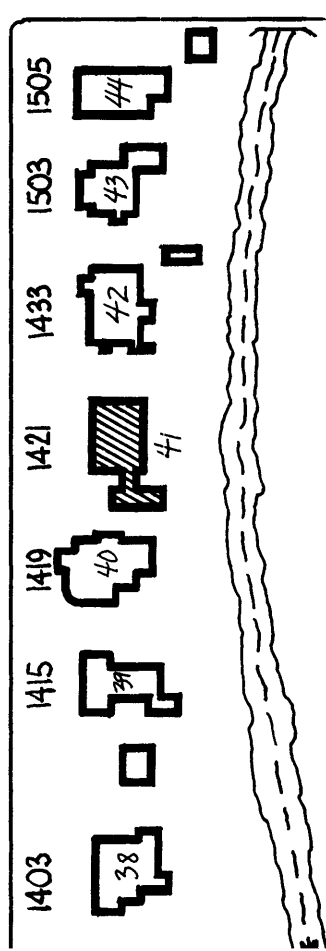
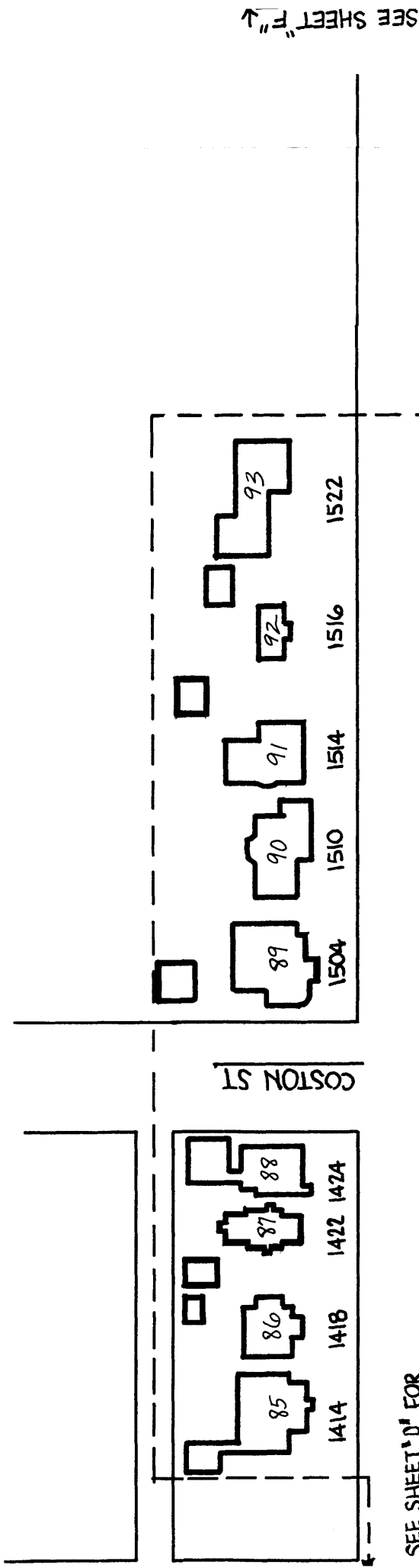
WARM SPRINGS AVE.



SEE SHEET "C" FOR
CONTINUATION OF DISTRICT

WARM SPRINGS AVENUE
HISTORIC DISTRICT
BOISE, IDAHO
SHEET "D"
NOT TO SCALE - 1980

--- DISTRICT BOUNDARY

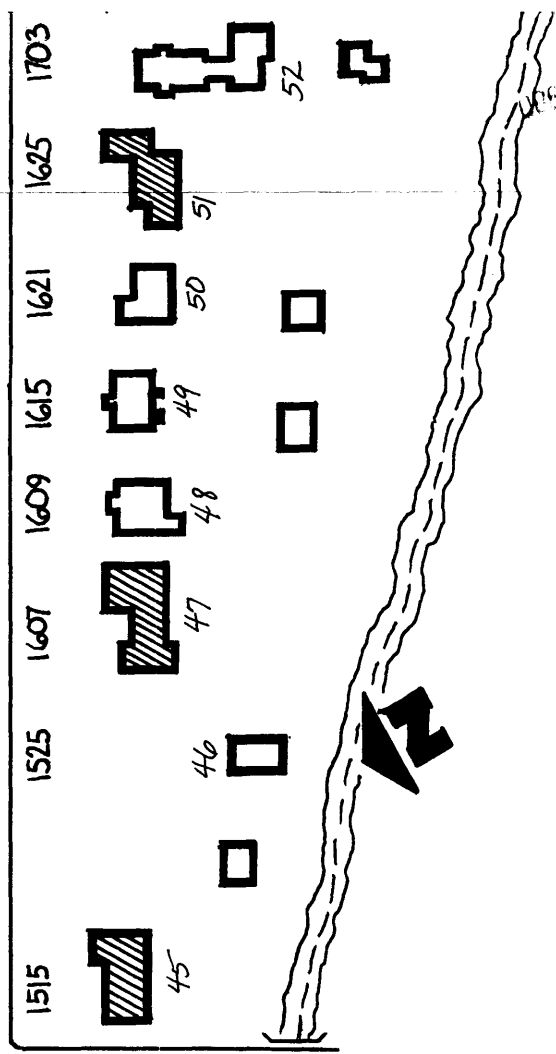


**WARM SPRINGS AVENUE
HISTORIC DISTRICT**

BOISE, IDAHO

SHEET "E"

NOT TO SCALE - 1980



--- DISTRICT BOUNDARY

WARM SPRINGS AVENUE

HISTORIC DISTRICT

BOISE, IDAHO

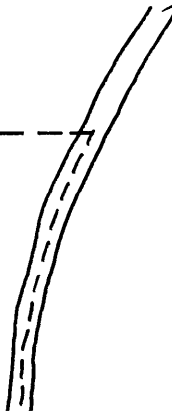
SHEET "F"

NOT TO SCALE - 1980

----- DISTRICT BOUNDARY

WARM SPRINGS AVE.

1707



JUL 14 1980



SEP 22 1980

Warm Springs Historic District (525 and 511 Warm
Springs Avenue) Sites #2 and 1
Boise, Ada County, Idaho

Photograph by Duane Garrett,
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from northwest

Photograph 1 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (635, 615 and 605 Warm
Springs Avenue) Sites #6, 5, and 4
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southeast

Photograph 2 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (709, 635½ and 635
Warm Springs Avenue) Sites #8, 7, 6
Boise, Ada County, Idaho

Photograph by Patricia Wright
1978

Negative on file at Idaho State Historical Society,
Boise, Idaho

View from northeast

Photograph 3 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (741 and 739 Warm
Springs Avenue) Sites #12 and 11
Boise, Ada County, Idaho

Photograph by Patricia Wright
1979

Negative on file at Idaho State Historical Society
Boise, Idaho.

View from northeast

Photograph 4 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (809-809½, 807 and
805 Warm Springs Avenue) Sites #16, 15 and 14
Boise, Ada County, Idaho

Photograph by Patricia Wright
1979

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southeast

Photograph 5 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (929 Warm Springs
Avenue) Site #22, Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from North

Photograph 6 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (945 Warm Springs
Avenue) Site #23
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from north

Photograph 7 of 25

JUL 24 1980



SEP 22 1980

Warm Springs Historic District (1009 Warm Springs
Avenue), Site #25
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from north

Photograph 8 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1037 and 1035 Warm
Springs Avenue) Sites #27 and 26
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from northeast

Photograph 9 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1205 Warm Springs
Avenue), Site #31, Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from northwest

Photograph 10 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1225, 1215 and 1205
Warm Springs Avenue) Sites #33, 32, 31
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from northeast

Photograph 11 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1505, 1503, and
1433 Warm Springs Avenue), Sites #44, 43,
and 42, Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society,
Boise, Idaho

View from northeast

Photograph 12 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1621, 1615, and
1609 Warm Springs Avenue) Sites #50, 49 and 48
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from northeast

Photograph 13 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1703 Warm Springs
Avenue) Site #52
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from north

Photograph 14 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (510 and 514 Warm
Springs Avenue) Sites #54 and 55
Boise, Ada County, Idaho

Photograph by Patricia Wright
1979

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southeast

Photograph 15 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (600 and 604 Warm
Springs Avenue) Sites #58 and 59
Boise, Ada County, Idaho

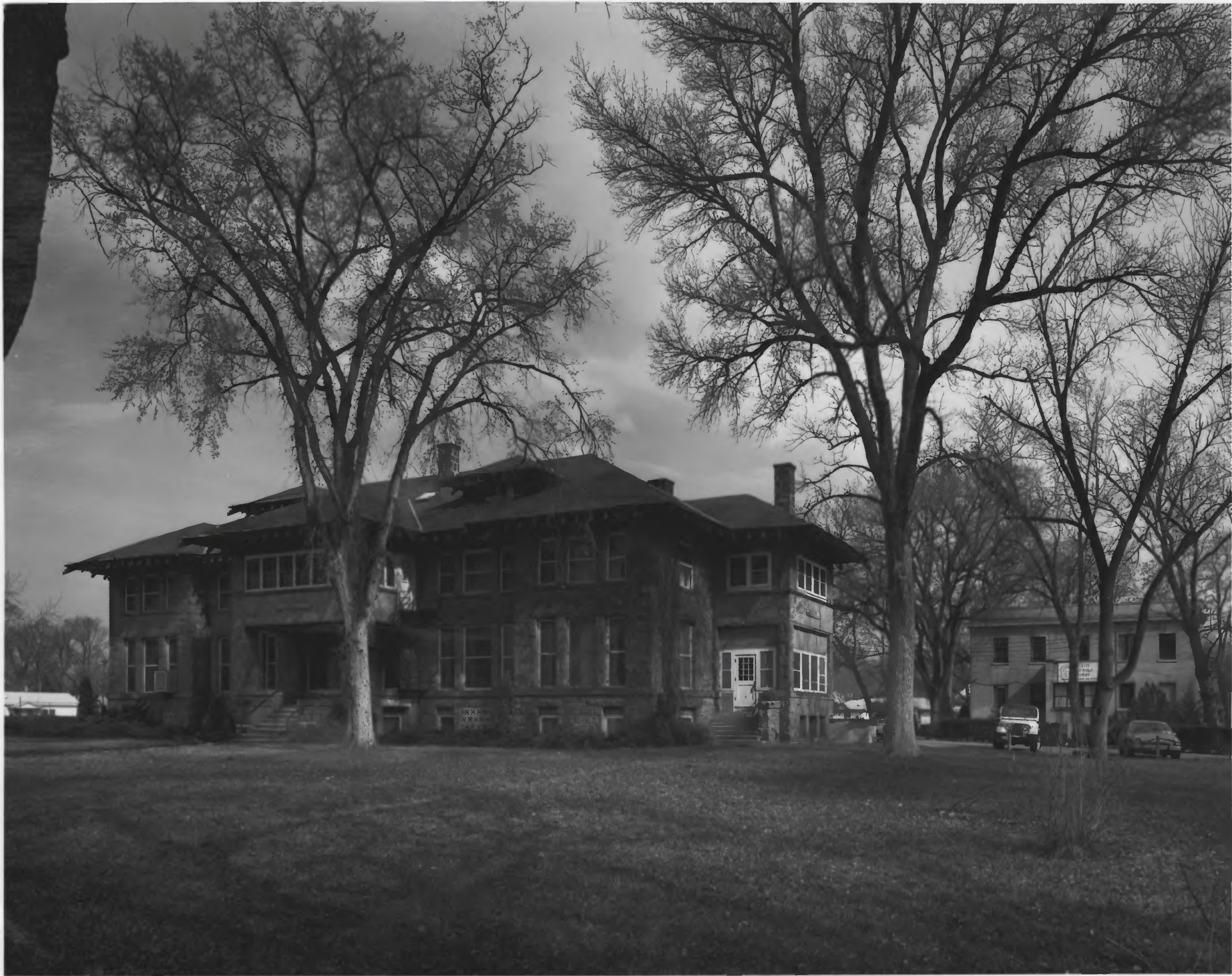
Photograph by Patricia Wright
1979

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southwest

Photograph 16 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (Children's Home
Funding and Aid Society), Warm Springs Avenue
at Straughn, Site #60
Boise, Ada County, Idaho

Photograph by Duane Garrett
1977

Negative on file at Idaho State Historical Society,
Boise, Idaho

View from northeast

Photograph 17 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (836 Warm Springs Avenue
and 838 Warm Springs Avenue) Site #62 and 63
Boise, Ada County, Idaho

Photograph by Patricia Wright
1979

Negative on file at Idaho State Historical Society
Boise Idaho

View from southwest

Photograph 18 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (904, 910, 912, and
916 Warm Springs Avenue) Sites #66, 67, 68 and 69
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from south

Photograph 19 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1010, 1016, 1020, and
1022 Warm Springs Avenue) Sites #72, 73, 74,
and 75

Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southeast

Photograph 20 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1104 and 1110 Warm
Springs Avenue) Sites #76 and 77
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southwest

Photograph 21 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1302 and 1308 Warm
Springs Avenue), Sites #81 and #82
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society
Boise, Idaho

View from southwest

Photograph 22 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1312 Warm Springs
Avenue) Site #83
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society,
Boise, Idaho

View from south

Photograph 23 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1414 and 1418 Warm
Springs Avenue), Sites #85 and 86.
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical
Society, Boise, Idaho

View from southwest

Photograph 24 of 25

JUL 14 1980



SEP 22 1980

Warm Springs Historic District (1504, 1510, 1514, 1516,
and 1522 Warm Springs Avenue), Sites #89, 90,
91, 92, and 93.
Boise, Ada County, Idaho

Photograph by Duane Garrett
1978

Negative on file at Idaho State Historical Society,
Boise, Idaho

View from south

Photograph 25 of 25

JUL 14 1980