# CULTURAL RESOURCE SURVEY ALDAPE HEIGHTS BOISE, IDAHO







**PREPARED FOR** 

# THE CITY OF BOISE

By

# **PRESERVATION SOLUTIONS LLC**

AUGUST 2019

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# **PROJECT OBJECTIVES**

As a Certified Local Government (CLG), the City of Boise completed this project through its Planning Department, in concert with the Boise Historic Preservation Commission (HPC), with the following objectives:

- to meet CLG requirements of ongoing survey and preservation planning;
- to provide the City and Boise residents with accurate and up-to-date documentation of resources within the historic close-in neighborhoods;
- to provide the City and Boise residents with a basis for preservation planning within the study area;
- to provide property owners with an understanding of the potential eligibility of properties; and
- to update and amplify the existing body of documentation of Boise's historic resources maintained by the Idaho State Historic Preservation Office (SHPO).

# METHODOLOGY

The Aldape Heights Reconnaissance-Level Survey (RLS) included reconnaissance-level documentation of fifty-four residential properties.<sup>1</sup> The project was completed in compliance with the Secretary of the Interior's Standards for Identification and the latest survey guidance provided by the Idaho State Historic Preservation Office (SHPO). Field data collection took place in August 2018. All data and photographs were entered into the Idaho Historic Sites Database, from which the attached property list and statistical reports were generated.

<u>Research:</u> Sanborn Maps, previous documentation at SHPO, and building permits were only minimally useful, as the area had not been previously surveyed and was originally outside the city limits. As such, plat maps county tax assessor data, historic aerials, USGS quadrangle maps, and city directories, along with oral history interviews with descendants and access to private family photograph collections served to be the most useful sources.

Draft Idaho Historic Sites Inventory (IHSI) forms were submitted to SHPO in early January 2019. The consultant met with Idaho SHPO staff in June and July 2019 to confirm eligibility assessments. All final materials – database, report, photographs, and revised IHSI forms – were submitted August 2019.

<sup>&</sup>lt;sup>1</sup> It should be noted this number is not to be confused with a building count, as some of these include ancillary buildings and/or secondary structures.

# **SURVEY AREA & SETTING**

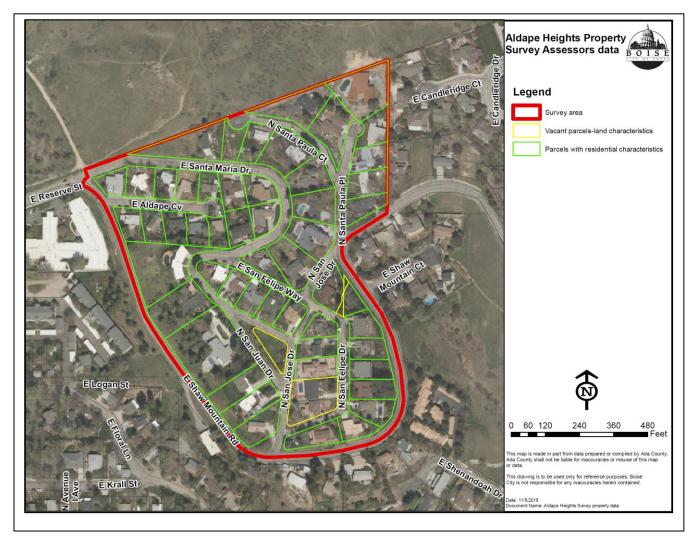
The study area boundaries included the historic residential Aldape Heights area and seven additional abutting lots from the later Foothills East No. 1 subdivision. Reserve Street and Shaw Mountain Road access the moderately sized survey area that contains just over twenty-two acres and fifty-five lots, which are reached by curvilinear streets following the contours of the land. Roads in the subdivision take on Aldape Family names augmented by the Spanish prefixes for saint (San or Santa). A small, triangular park, Aldape Park, anchors the south end of the development.

The irregularly shaped survey area encompassed the full extent of the Aldape Heights development as well as seven abutting lots that are part of the 1973 Foothills East No. 1 plat. The survey area was generally bounded by Shaw Mountain Road to the west, south and southeast, the east parcel lines of the east edge of the Aldape Heights Extension plat (five lots), and the south boundary of Military Reserve to the north.

### Setting

The Aldape Heights survey area is characterized by mid-to-late twentieth century single-family residential development across relatively steep sloped terrain along mature tree-lined streets. The survey area features a relatively narrow assortment of architectural styles on each streetscape due to the short development period concentrated primarily between 1946 and c.1975.

The majority of the survey area was platted between 1946 and 1955 and designed to respond to the contours of the sloped foothills terrain. Lot sizes and shapes vary considerably depending on platting design adjusted to respond to the grade and curvilinear streets. Asphalt-paved streets (no alleys), concrete curbs that vary between steep and shallow profiles, the inconsistent presence of concrete sidewalks, and stone retaining walls characterize the residential streetscapes. Street widths vary from sixteen feet in-width to about twenty-eight feet in-width.



# **HISTORICAL OVERVIEW**

### **Residential Development in the Boise Foothills**

Shortly after the 1863 establishment of Fort Boise the townsite of Boise was laid out in the flat river bottom immediately to the southwest of the military post. U.S. Army development at the 640-acre Fort Boise Military Reserve was concentrated adjacent to the east-northeast of the new townsite leaving hundreds of acres of undeveloped foothills of the Boise Front within fort boundaries. Idaho statehood in 1890 resulted in a population boom for the Boise River Valley and the new capital city, which served as a regional hub. Development extended beyond the city's original 160-block boundary and by 1895, a series of residential additions to the north and the east of expanded the footprint of Boise. However, the foothills' treeless slopes remained largely unsettled but for the occasional homestead within one of the many drainages.

Finally, late in 1905, a consortium of landowners and developers announced a plan for the first major development in the Boise foothills. Dubbed "Boise Heights," the project proposed to populate 350 acres in the drainage east of Eighth and Brumback streets with "beautiful homes" and "winding avenues" to be accessed by the city's streetcar system. Despite a flurry of optimistic newspaper articles, Boise's first planned foothills development was never built.

Accessing, leveling, and terracing the hillsides was, as reported by the *Idaho Statesman*, "a decidedly expensive operation...to perform on the face of nature up in those hills." Though unsuccessful, the Boise Heights plan introduced concepts for foothills development that informed future projects. For example, its streets were to be "platted according to the lay of the land" and "entirely independent of the streets of the city," new names would be given to the roads, and there would be "no effort to make the streets straight, but they [would] wind and curve as will suit the hills upon which they are to be made."

The failure of Boise Heights was followed by the anemic success of Hillside Addition, the city's first suburb to extend into the foothills. Platted by Mildred Markson in February of 1908, Hillside Addition was limited to a short extension of Sherman Street east of Fifth Street above the Foster brickyard. While the street did see a modest gain in elevation above the valley floor, it merely continued the rectilinear grid and naming conventions of the existing plats abutting to the west. Hillside Addition was poorly received, and although lots were sold, many remained undeveloped for more than fifty years. Subsequent developments in the vicinity proved more successful, but they too (e.g. Shanks Subdivision (1939), Foster Heights Addition (1942), and others) simply lengthened the existing streets abutting to the south and west. Residential construction in these small developments along Ada and Resseguie streets was substantially completed by the late 1940s.

After the close of World War II the first major foothill developments of the size and type first conceived four decades earlier with Boise Heights, finally began to take place. These early postwar neighborhoods in the lower foothills were primarily limited to smaller footprints (five to twenty-five acres) reached by steep streets and were variously rectilinear and extended the pattern of earlier additions. Among the first to feature curvilinear streets setting the subdivision apart as a uniquely designed subdivision was the 18-acre, 33-lot Aldape Heights, platted in 1946 by Joe and Flora Aldape just outside city limits at the east edge of town.

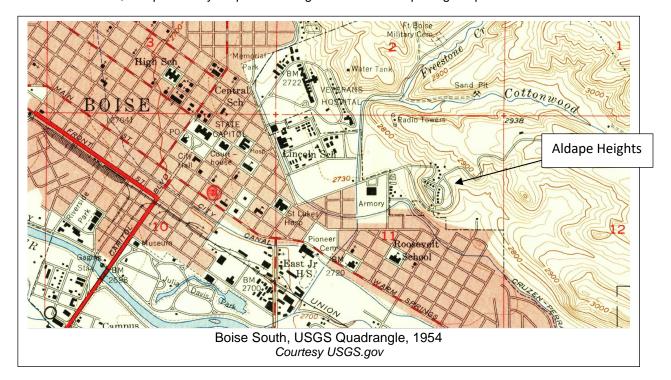
Unlike earlier, smaller developments, which were typically financed by individual property owners, larger, corporate residential developments in the foothills began by the late 1940s. In September 1949, the Boise Hills Corporation, a subsidiary of the Simplot corporation, platted and constructed what was christened "Boise Heights No. 1," delivering on promises made forty-five years earlier. This eighty-lot subdivision was the first of three phased plats and the first large development in the Boise foothills.

Large-scale building in the Boise foothills continued in "The Highlands" with the platting of hundreds of residential lots between 1955 and 1961 north of Hill Road's intersection with Harrison Boulevard. Interspersed with integral commercial and institutional lots, The Highlands were among the early large developments that extended the city outwards and upwards into the Boise Front.

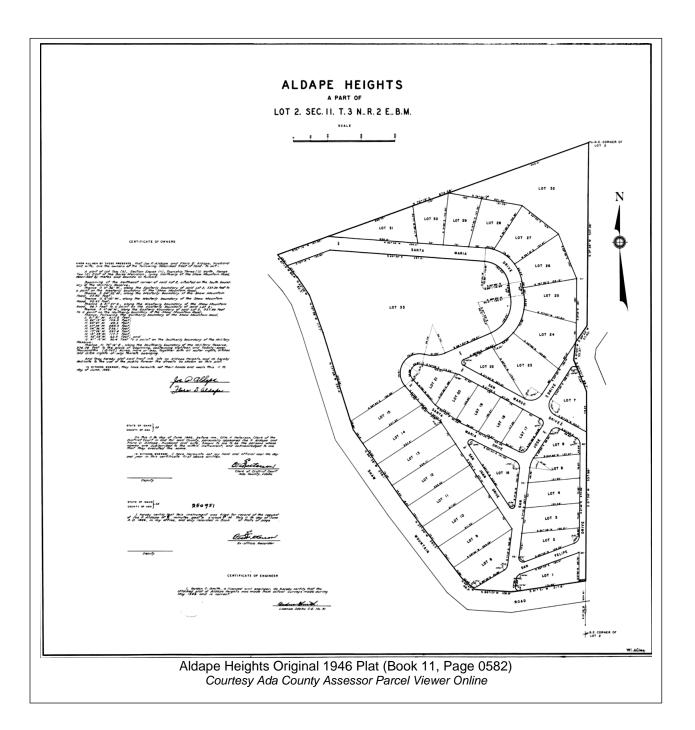
## Aldape Heights

Platted by Joe and Flora Aldape in June 1946, Aldape Heights was possibly the first postwar subdivision in the Boise foothills and the only one south of the Military Reserve. While the neighborhood plat was surveyed and certified by Gordon C. Smith, a licensed civil engineer, family lore attributes the layout of neighborhood streets to Joe Aldape himself, who instructed earth-movers to follow his truck as he drove across the undeveloped site.

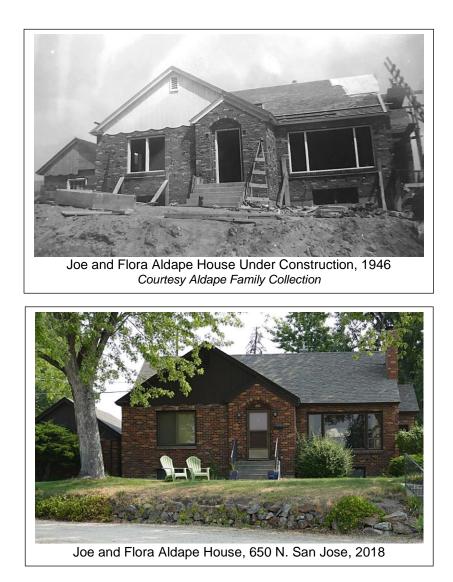
Unlike many later and larger residential developments along the Boise Front, Aldape Heights was privately financed by Joe and Flora. Despite substantial Aldape Family land ownership a relatively short distance to the east-northeast, Joe personally acquired the eighteen acres comprising his plat above Boise's East End.

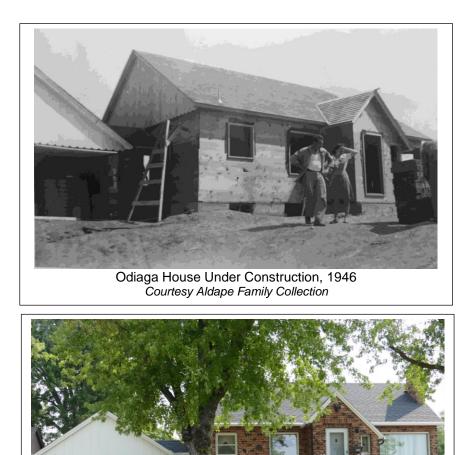


Subdivisions of this type and scale in the foothills were unknown before the World War II, and friendly sceptics labeled the new neighborhood "Aldape's Folly." An innate understanding of the intrinsic value and inherent potential of land and its ownership allowed Joe to look past these criticisms. He knew that the appeal of view lots overlooking Boise, the neighborhood's easy access to Boise's central business district and local schools (e.g. Roosevelt Elementary), and the freedom promised by the personal automobile would combine to spur interest in the development.



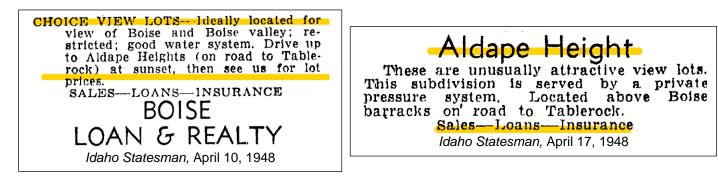
Joe and Flora were the first to build in Aldape Heights at what is now 650 N. San Jose Dr. Completed in 1946 by contractors Larrondo and Whittig, the Aldape's new home was quickly followed by that of business partner John Odiaga, who built right next-door at 630 San Jose Drive and brother-in-law Francis Boyd who built nearby at what is present-day 709 N. Santa Paula Place (nonextant; replaced in 2015).





Although development of the new subdivision was not reported in the newspaper, the Aldapes and their neighborhood were known in the city. Property in Aldape Heights was promoted as "unusually attractive view lots" and were advertised as "ideally located for view(s) of Boise and (the) Boise Valley." When Archduke Otto of Austria visited Boise in March of 1948, his itinerary included a brief visit to the "beautiful" homes built by some of the city's Basque citizens on streets with Spanish names. The exiled heir to the Hapsburg Empire noted the development "indicated(ed) a great prosperity."

Odiaga House, 630 N. San Jose, 2018



In 1955, Joe and Flora acquired an additional two acres abutting the east edge of their original development and platted Aldape Heights Extension, creating five new lots immediately east of Lot 32. At approximately the same time, much of Lot 33 was further subdivided into ten lots along a new cul-de-sac accessed from below and named Aldape Cove.

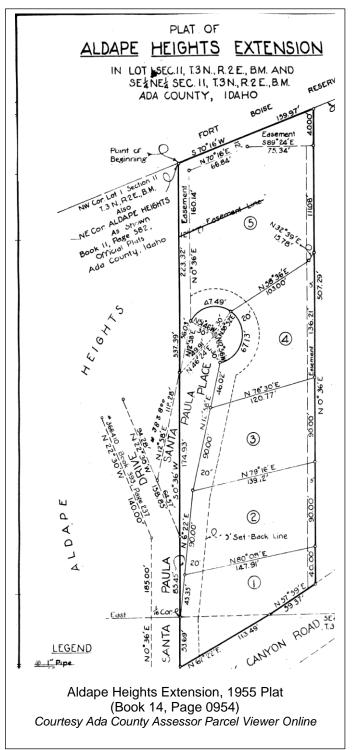
Though established in 1946, the vast majority of development in Aldape Heights took place in the 1950s. Of the thirty-eight lots comprising Aldape Heights and Aldape Heights Extension, at least twenty-five were built upon in the 1950s.<sup>2</sup> Lots available in 1950 could be purchased for \$1,000 to \$1,650. When completed homes in the neighborhood were offered for sale in the early 1950s, prices ranged from \$13,500 to \$23,000. By 1960 over 86 percent of Aldape Heights had been built upon.

Individual owners were responsible for the planning and construction of their own improvements, and no neighborhood covenants dictated the size or design of houses. Some lot owners hired architects while others relied on contractors to design and build their homes. Primary resources indicate only one architect (Duane Mitchell), but several builders, among which are the following (in chronological order of their documented activity in the neighborhood):

- Larrondo & Whittig
- DeMott & Rathbone
- Boise Cascade
- A.G. Henke
- Transwestern Development
- Paul White
- Warren Lemmon/Lemmon Construction
- Anderson Construction
- Kayle Hobbs
- CMS Homes

Throughout Aldape Heights, the resulting residences reflected personal taste and budget as well as the influence of architectural aesthetics popular during the era in which they were constructed. Styles in the neighborhood exhibit a variety of midcentury design types from the Minimal Traditional-style clinker brick cottage of Joe and Flora to more modernistic ranch and contemporary homes elsewhere in the subdivision.

Eight houses were occupied by 1950 and owners included close friends and relations of



<sup>&</sup>lt;sup>2</sup> This includes both the original 1946 Aldape Heights plat and the 1955 Aldape Heights Extension.

Joe and Flora. While buyers were not exclusively known to the Aldapes, the neighborhood adopted the characteristics of a family compound. Most original residents were composed of young families and their children played in the park at the center of the subdivision and in the adjacent undeveloped foothills. Joe was known to organize children's games, races, and other communal activities and the Aldape House was central to neighborhood society. Social clubs, including the Basque Girls Club, met at neighboring houses, and events and programs for residents were hosted annually.

Despite its proximity to the city center, when platted Aldape Heights was just outside Boise's city limits, which required the Aldapes and subsequent owners to privately invest in the subdivision's infrastructure. Early ads for land in the neighborhood noted a "good" "private pressure" water system. By 1959, that system had proved inadequate, and the Aldape Heights Improvement Association initiated a conversation among homeowners regarding the potential value of annexation into the city and the requisite access to Boise's water and sewer systems along with fire protection services. Although annexation was postponed, property owners voted that December to establish the Aldape Heights Water and Sewage District. District voters quickly approved bond measures to construct a new 50,000-gallon storage tank followed by new water mains and fire hydrants.

In addition to promoting infrastructure improvements, the Aldape Heights Water and Sewage District acted as a unifying voice for neighborhood residents in matters of collective interest. Ultimately, concern regarding fire protection forced annexation of the subdivision into the City of Boise. Discontinuation of fire suppression service in unincorporated southeast Boise in late 1963 would have required the formation of an Aldape Heights fire protection district. Instead, on December 23<sup>rd</sup>, the Boise City Council voted to annex both Aldape Heights and Boise Heights into the city, increasing Boise's population by 342.

As Boise's population continued to grow, development interest in the foothills of the Boise Front kept pace. While major subdivisions had been platted in the hills north of Military Reserve in the postwar decades, Aldape Heights remained relatively isolated in the foothills south of the reserve. That changed in 1973 with the city's simultaneous approval and annexation of the 157-acre Foothills East subdivision. Financed and constructed in nine phases by Danmor Development, Inc., Block Two of the project's first phase abutted the southeast edge of Aldape Heights. San Felipe Drive provides access to the block's seven lots and results in a natural association between these homes and the older subdivision to their west and northwest.

In 1973, Warren and Judith Lemmon divided an undeveloped parcel at the top of Aldape Cove into four lots and coined it Lemmon Subdivision. The plat was a reapportionment of the upper part of Lot 33 in Aldape Heights.<sup>3</sup> A builder, Lemmon constructed each of the four houses in his subdivision,<sup>4</sup> along with the seven in the adjoining block of the Foothills East subdivision completing the second generation of home construction in the neighborhood.

In September of 1976, in an effort to make emergency services more efficient and conform to a standardized city-wide system, the City of Boise renumbered houses throughout the subdivision with the exception of those along Aldape Cove.<sup>5</sup>

### Joe Aldape, Land Developer

Joseph "Joe" Paul Aldape (1914-1975), was a native of Boise and the son of Basque immigrants, Felipe Aldape (1884-1974) and Maria Josepha (1893-1985). Felipe and Maria emigrated to Idaho in 1905 and 1911, respectively, and in 1911 married in Boise, where, for a time, they operated a boarding house (the 1930 census lists Felipe as a hotel owner). Felipe's lengthy career as sheep and cattle rancher prompted his acquisition of thousands of acres of land in the Cottonwood Creek drainage of the Boise Front leading to the summit which now bears his name.

<sup>&</sup>lt;sup>3</sup> Joe and Flora Aldape's niece, Judith, married Warren Lemmon in 1967.

<sup>&</sup>lt;sup>4</sup> Present-day 1109, 1113, 1135, and 1139 E. Santa Maria Dr.

<sup>&</sup>lt;sup>5</sup> Original addresses for each property surveyed are indicated on each IHSI form in the 'Other Name' field.

Felipe and Maria's son, Joe Aldape, married Flora Dobaran (1919-2001) in 1940. Joe Aldape's service in New Guinea for the U.S. Army during World War II earned him a Silver Star Medal for valor in combat. His early initiative to train as a butcher resulted in Aldape's postwar partnerships in local produce and meat markets. He purchased the Boulevard Grocery on Main Street with John Subisaretta in 1945 before opening the Tip-Top Market at 13<sup>th</sup> and Main streets with John Odiaga in 1947. It is noteworthy that at the same time he was platting and partially developing Aldape Heights.

With his father's retirement in 1959, Joe left the grocery business to assume management of the Aldape ranch on the Boise Front. When urban encroachment disrupted ranching in the foothills, Joe sold the family cattle in 1969 to pursue a third career in real estate sales and development where he specialized in agricultural properties.



Joe Aldape and Flora, c.1940 Courtesy Aldape Family Collection



Joe Aldape at his butcher shop, c.1948 Courtesy Aldape Family Collection

## DATES OF CONSTRUCTION

Using the information provided by building permits, newspaper accounts, county assessor records, city directories, oral histories, historic photos, and added secondary sources, as well as architectural style and/or building form, the consultant determined dates of construction for the resources surveyed. Analysis of the construction trends revealed all but seven of the surveyed resources to be close to or more than forty-five years of age.

ESTIMATED DATE OF CONSTRUCTION		
ERA	NUMBER OF RESOURCES	
1940s	6	
1950s	25	
1960s	4	
1970s	13	
1980s	2	
1990s	0	
2000s	0	
2010s	4	
TOTAL	54	

# ARCHITECTURAL STYLES

Architectural styles identified in the survey area follow the terminology recommended and accepted by the National Register of Historic Places program and Idaho SHPO. The residential building nomenclature relies heavily on McAlester's *A Field Guide to American Houses,* which provides standard classifications of residential buildings by form and arrangement of features. Of the fifty-four properties surveyed, six reflect the Split-Level house form and over 81 percent exhibit a discernable architectural style or reflect clear stylistic influences. Among the styles represented are: Minimal Traditional (3 ea.), Ranch (30 ea.), Contemporary (10 ea.), and Shed style (1 ea.).

# ELIGIBILITY

All properties received an assessment of National Register eligibility.<sup>6</sup> Of the fifty-four properties surveyed, only four were found to be nonhistoric and about 24 percent lacked eligibility due to loss of historic integrity. Those documented as nonhistoric are those constructed after 1980 and that do not meet National Register guidelines for exceptional significance. Unfortunately, the noncontributing buildings have only just recently lost integrity as a result of extensive remodeling and/or large additions.

INTEGRITY RATING	PERCENTAGE OF TOTAL RESOURCES	
Eligible/Contributing (37ea.) <sup>7</sup>	68.5%	
Not Eligible/Noncontributing (17ea.)8	31.5%	

<sup>&</sup>lt;sup>6</sup> It should be noted that several buildings categorized as Non-Historic/Out of Period retain excellent integrity from their original period of construction and, if maintained, may become eligible for listing in the National Register within a few years.

<sup>&</sup>lt;sup>7</sup> Includes individually eligible properties.

<sup>&</sup>lt;sup>8</sup> Includes nonhistoric/out of period properties.

# RECOMMENDATIONS

# NATIONAL REGISTER OF HISTORIC PLACES LISTING(S)

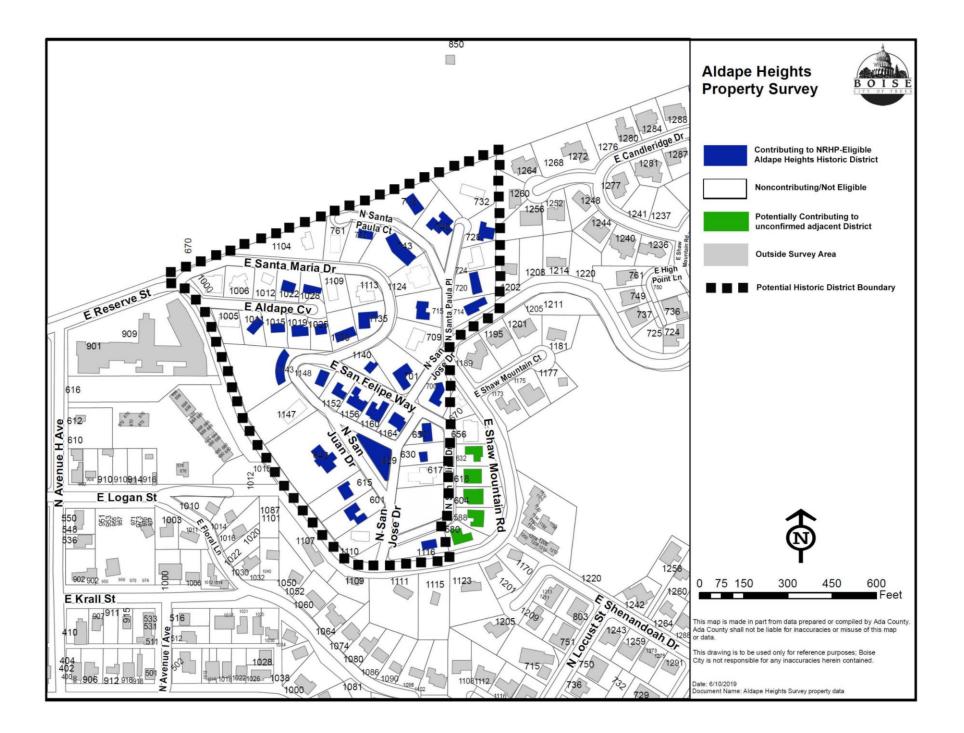
## 1. Aldape Heights Historic District

The survey identified a clear concentration of mid-twentieth century dwellings that appear to be eligible as part of a NRHP historic district. The boundary of this grouping correlates to the full extent of the combined Aldape Heights and Aldape Heights Extension plats. (See eligibility map following page.)

# FUTURE SURVEY

# 2. Foothills East Subdivision

This 150+-acre 1973 plat warrants survey to ascertain NRHP eligibility, particularly as the dwellings therein are soon reaching fifty years of age and the East End Neighborhood Association is actively seeking preservation tools.



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Historicaerials.com

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"Two More Ares Annexed by Action of City Council; Count Boosted to 52,319." *Idaho Daily Statesman* (Boise, Idaho). December 24, 1963, 12.

"W. E. Pierce and Co.'s Plat of Boise City, 1895." Boise City Directory, 1900.

"Will Beautify the Suburbs." Idaho Daily Statesman (Boise, Idaho). November 29, 1905, 5

# **APPENDIX A**

LIST OF PROPERTIES SURVEYED

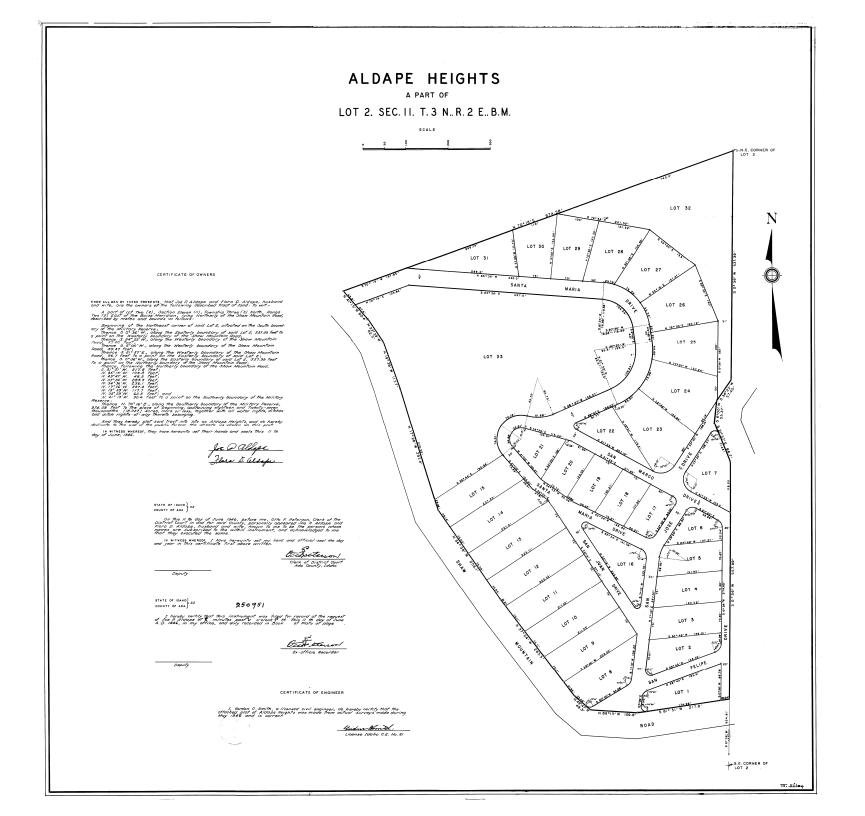
I = Individually Eligible C = Contributing to a District NE = Not Eligible NC = Noncontributing to a District  $C^*$  = Potentially Contributing to an unconfirmed District

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	POTENTIAL NRHP ELIGIBILITY
1005 E ALDAPE CV	ALDAPE-001	Parker, Lester, House	c.1958	NC
1006 E ALDAPE CV	ALDAPE-002	Sky, Virgil, House	c.1959	NC
1011 E ALDAPE CV	ALDAPE-003	Hartman, Howard, House	1963	С
1012 E ALDAPE CV	ALDAPE-004	Walke, William, House	c.1959	NC
1015 E ALDAPE CV	ALDAPE-005	Patrick House	1970	С
1019 E ALDAPE CV	ALDAPE-006	Trude, Sara P., House	1972	С
1022 E ALDAPE CV	ALDAPE-007	Saltmarsh, Alfred, House	1955	I/C
1025 E ALDAPE CV	ALDAPE-008	Elston, Milo, House	1973	С
1028 E ALDAPE CV	ALDAPE-009	Jones, Kenneth, House	1955	С
580 N SAN FELIPE DR	ALDAPE-010	Bergquist, Kenneth, House	1975	C*
588 N SAN FELIPE DR	ALDAPE-011	Bennett-Stonestreet House	1975	C*
604 N SAN FELIPE DR	ALDAPE-012	White, Paul, House	c.1974	C*
617 N SAN FELIPE DR	ALDAPE-013	Cambron, Ben, House	c.1948	NC
618 N SAN FELIPE DR	ALDAPE-014	Monk, George, House	1975	C*
632 N SAN FELIPE DR	ALDAPE-015	Minnick House	1980	C*
656 N SAN FELIPE DR	ALDAPE-016	Minnick, Walter, House	1974	NE
670 N SAN FELIPE DR	ALDAPE-017	Davis House	c.2017	NE
629 N SAN JOSE DR	ALDAPE-018	park	1946	С
630 N SAN JOSE DR	ALDAPE-019	Odiaga, John, House	1946	I/C
650 N SAN JOSE DR	ALDAPE-020	Aldape, Joe, House	1946	I/C
700 N SAN JOSE DR	ALDAPE-021	Olson, Carl, House	1952	С
701 N SAN JOSE DR	ALDAPE-022	Taylor, Clinton, House	c.1972	С
601 N SAN JUAN DR	ALDAPE-023	Subisaretta, Gloria, House	1961	С
615 N SAN JUAN DR	ALDAPE-024	Sturgill, William, House	1955	С
643 N SAN JUAN DR	ALDAPE-025	Fifer, Robert, House	1959	С
1104 E SANTA MARIA DR	ALDAPE-026	Berg, Leslie, House	1954	NC

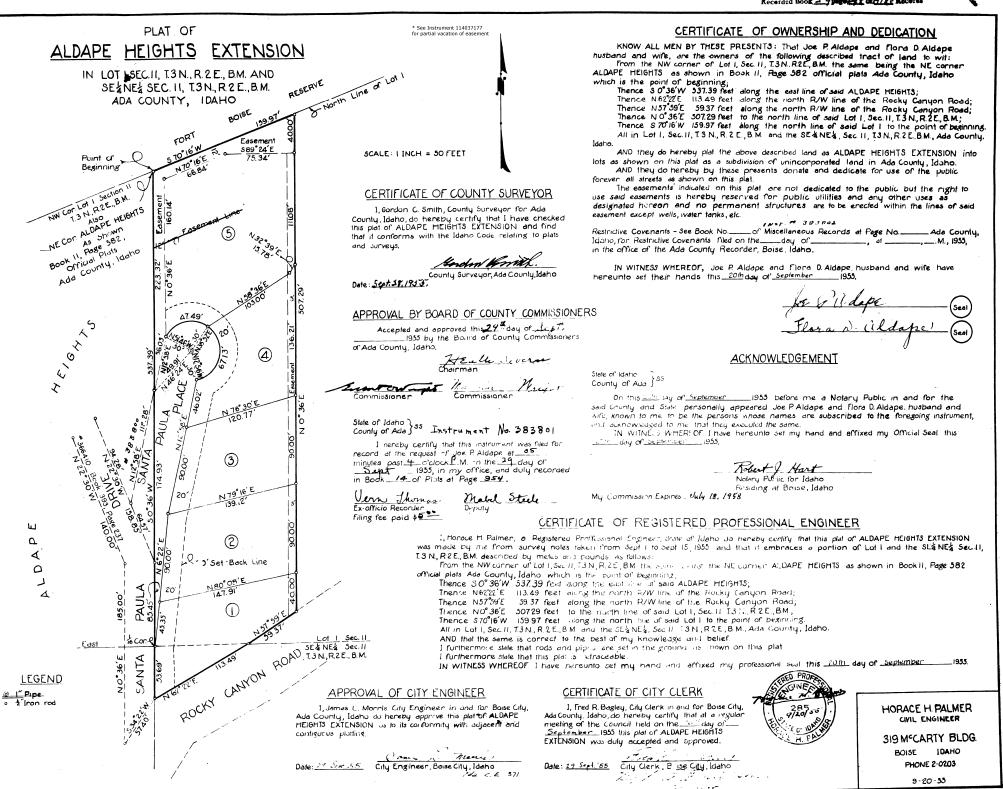
ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	POTENTIAL NRHP ELIGIBILITY
1109 E SANTA MARIA DR	ALDAPE-027	Oliver, Stan, House	1975	NC
1113 E SANTA MARIA DR	ALDAPE-028	Call, Francis, House	1977	NC
1124 E SANTA MARIA DR	ALDAPE-029	DeMott, Kenneth, House	1952	NC
1135 E SANTA MARIA DR	ALDAPE-030	Schlechte, Myran, House	1974	С
1139 E SANTA MARIA DR	ALDAPE-031	Ryoppy, Harold, House	1974	С
1140 E SANTA MARIA DR	ALDAPE-032	Wiley, Milton, House	c.1954	I/C
1143 E SANTA MARIA DR	ALDAPE-033	Paulson, Alfred, House	1963	С
1147 E SANTA MARIA DR	ALDAPE-034	Dieter, Leslie, House	1980	NC
1148 E SANTA MARIA DR	ALDAPE-035	Farr, Coridan, House	c.1955	С
1152 E SANTA MARIA DR	ALDAPE-036	Anderson, Dean, House	c.1958	С
1156 E SANTA MARIA DR	ALDAPE-037	Frantz, Carl, House	c.1948	С
1160 E SANTA MARIA DR	ALDAPE-038	Peterick-Morgan House	c.1951	С
1164 E SANTA MARIA DR	ALDAPE-039	Kelley, Arthur, House	1949	С
709 N SANTA PAULA PL	ALDAPE-040	Baughman House	c.2015	NC
714 N SANTA PAULA PL	ALDAPE-041	Dieter, Leslie, House	1956	С
715 N SANTA PAULA PL	ALDAPE-042	Ryan, T.H., House	c.1950	С
720 N SANTA PAULA PL	ALDAPE-043	Archibald, Jean, House	1959	С
724 N SANTA PAULA PL	ALDAPE-044	Copsey, Robert, House	1955	NC
728 N SANTA PAULA PL	ALDAPE-045	Thompson, Arlie, House	1959	С
732 N SANTA PAULA PL	ALDAPE-046	Tamura House	c.2013	NC
740 N SANTA PAULA PL	ALDAPE-047	Arriola, Henaro, House	1954	С
743 N SANTA PAULA CT	ALDAPE-048	Hulme, Harold, House	c.1952	С
746 N SANTA PAULA CT	ALDAPE-049	Wyatt, Jacob, House	1959	С
755 N SANTA PAULA CT	ALDAPE-050	Burkhard, James, House	1954	С
761 N SANTA PAULA CT	ALDAPE-051	Hutchison House	c.2017	NC
1000 E SHAW MOUNTAIN RD	ALDAPE-052	LaRiviere, Vincent, House	1959	NC
1110 E SHAW MOUNTAIN RD	ALDAPE-053	Canavan House	c.1950	NC
1116 E SHAW MOUNTAIN RD	ALDAPE-054	Gray, Jim, House	1969	С

# **APPENDIX B**

SELECTED PRIMARY SOURCE MATERIALS



FOR Protective Coverants See In trument No. 383802 Filed 9. 29 195. Recorded Book 2 9 perver 1 officer Records 954



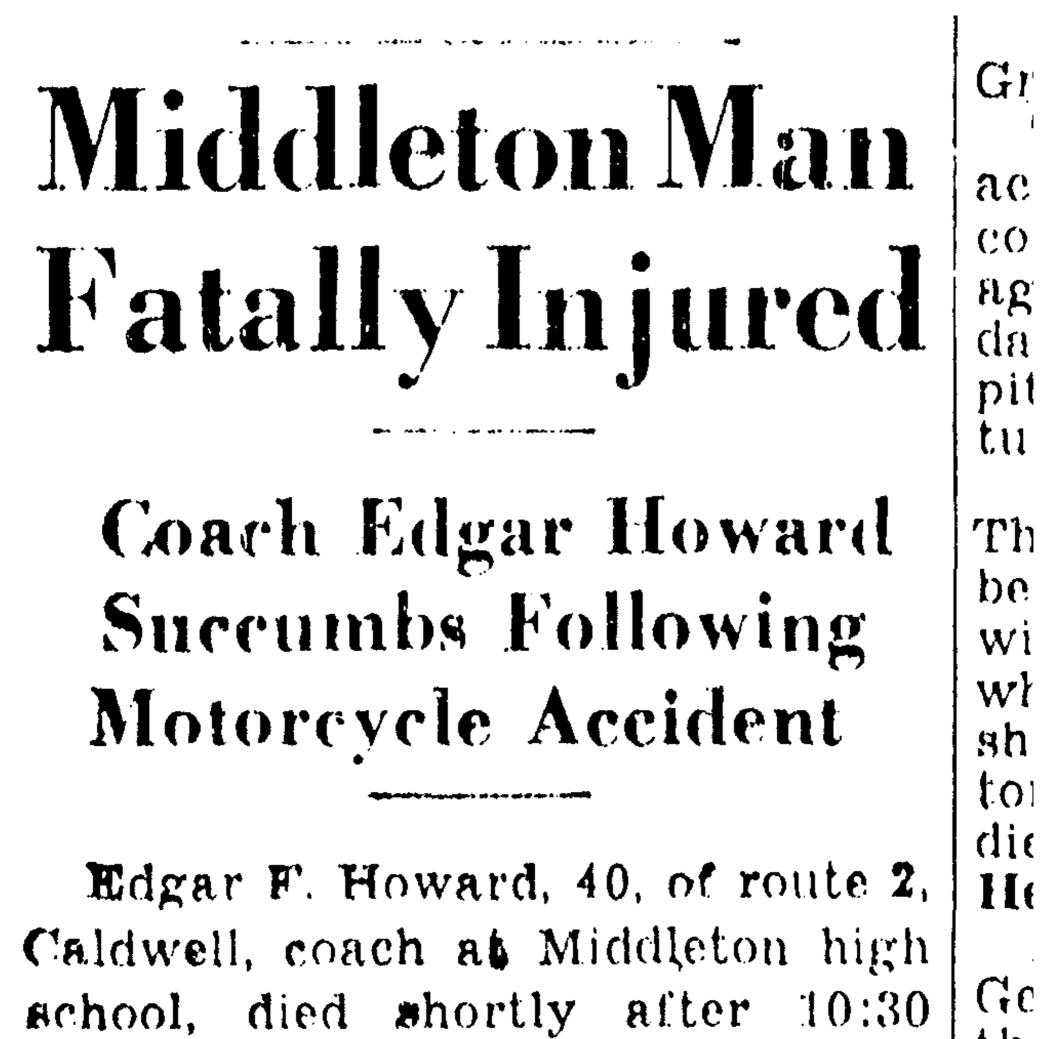


News Article - Idaho Statesman (published as The Idaho Daily Statesman) - February 4, 1947 - page 6 February 4, 1947 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 6

# BIRTHS BOYD—To Mr. and Mrs. Frances K. Boyd, Aldape Heights, Boise, a daughter born Jan. 30 at St. Alphonsus hospital.



**News Article - Idaho Statesman (published as The Idaho Daily Statesman) - May 28, 1947 - page 1** May 28, 1947 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 1



o'olock Tuesday night at a Boise hospital as the result of injuries received earlier in the evening when his motorcycle overturned on highway 44 about a half mile west of Star.

Deputy Sheriff George Zeal and Carl Biggs of the Canyon county sheriff's office, who investigated the accident, reported that Howard was thrown across the highway when the motorcycle skidded after striking loose gravel. He was reported to have suffered a fractured skull and a broken shoulder.

# **Others Hurt in Accident**

Four other persons suffered minor hurts in two automobile accidents in the Boise area.

Mr. and Mrs. John Odiago of Aldape heights, north of Boise, narrowly escaped serious injury but were able to crawl out of the wreckage of their automobile after it plunged down a 75-foot embankment late Monday night. The couple suffered severe bruises and lacerations, Ada county sheriff's officers reported. Two men suffered lacerations about 9:45 p. m. Monday when their pickup truck smashed into the rear of an automobile which had slowed down to make a turn from highway 30 about one fourth of a mile west of the Cole school, officers said. Gerald Randall, 915 Seventh avenue south, Nampa, driver of the machine, suffered a lacerated thumb and Paul Rybeck, Nampa, a passenger in the pickup, suffered facial cuts, deputies reported. Both men received first aid at a Boise hospital and were released.

J. V. Augustas, route 1, Boise, was driver of the other machine involved in the mishap, sheriff's officers said. in W A 1-A

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# Boiseans' Cars Collide

Cars driven by Lawrence E. Holderness, 2115 North Twentyninth street, and Paul T. Peck, 4113 Cassia streets, collided on Fairview avenue west of Boise, the sheriff's office said. Deputies estimated "considerable" damage to the front of the Peck machine and slight damages to the rear of the car operated by Holderness. H st T H N SF J B



News Article - Idaho Statesman (published as The Idaho Daily Statesman) - March 24, 1948 - page 6 March 24, 1948 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 6



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> ARCHDUKE OTTO OF AUSTRIA, deposed by Communist coup but heir to the fabulous 1000-year-old Hapsburg family throne, spent Tuesday in Boise, driving about the valley and catching up on correspondence in his Hotel Boise room. The 85-year-old archduke stopped here overnight to rest from a cross-country speaking tour which he concludes on the Pacific coast next week.

# Austria's Archduke Otto Fires Ing in-ed, lay String of Questions in Boise

By BILL WHEELER

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As he rode about the valley,

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ed a reporter's interview into one of his own during a brief stopover in Boise Tuesday on a crosscountry speaking tour, and satisfied his curiosity about some of the living habits of the average Idahoan.

The 35-year-old heir to the fabulous Hapsburg throne rode around Boise valley for more than two hours Tuesday afternoon with a Statesman reporter, thrusting scores of questions about the people who had sent such figures as Borah, Taylor, Pope and Dworshak to the U.S. senate.

He seemed intensely curious were faring in this, their new about Idaho's political thinking homeland. The Spanish names on and whether the people "really faroads built by the Aldape famivor Senators Taylor and Dworshak," but he asked many tour- lies aroused his curiosity. Their istic questions. He wanted to homes are beautiful, he said, and know whether Idaho was really indicate a great prosperity. "Do they herd sheep here, or conserving its timber and water own them? Do the men still wear resources, where the people got the little caps on their heads and the money to build the elaborate scarfs rather than ties?" old homes on Warm Springs ave-Interested in Reclamation nue, what people do here for a ne He asked many questions about living, what are their principle Idaho's reclamation since "they religious beliefs, and whether **yo** have at their disposal more wealth Idaho supports "the silver bloc." do in undeveloped natural resources Chooses Boise for Visit than anyone." Passing the bureau erc Archduke Otto has visited of reclamation regional office, he Boise before but just long enough ye asked about Idaho's vast wasteto address the Knife and Fork club. This time he stopped "just lands yet to be reclaimed. pic "Arizona and Florida to pass time" on his route from waste Ea a Pocatello speaking engagement much of their water and some to the Pacific coast where he'll day will have none at all. Are Idawł conclude his present schedule and ho farmers conservative?" pa He wanted to know about the return to Europe. He arrived by size of antelope in this country Empire Airlines and is to leave ge early today en route to Portland, and whether people considered mc "This time I especially wanted duck hunting as great a sport as to spend a few hours seeing Boise fishing. He expressed a great desiz valley. It is a pleasure to travel sire to hunt in "those beautiful wł alone and see just what I wish to | mountains." see, as I want to see it," he said. | After his ride, the archduke retur The young exile's questions turned to his room at Hotel Boise an about Idaho and its people were to prepare for a dinner engagemore interesting than the answers, ment with Bernard Mainwaring, coming as they did from the Nampa, president of the Knife ranking blueblood of the 1000- and Fork club, and Theo H. Weg-12 year-old Hapsburg dynasty, who ener, a past president of the club. fol escaped a Nazi death sentence for He plans to return to this country his underground resistance work this fall for another speaking gu in World war II. schedule. WC pe

Archduke Otto of Austria twist- Archduke Otto seemed more interested, momentarily, in the welfare of people here than in discussing the wretchedness of his Austrian countrymen, whom he hopes will be saved from Russian absorption by the efforts of western powers.

> He asked to stop for a brief look at the Elks home for crippled children, and while scanning the wards he continued a stream of questions about polio and the epidemic which had maimed the scores of youngsters he saw there. A short run up Skyline Drive started a series of questions on the Basque people and how they

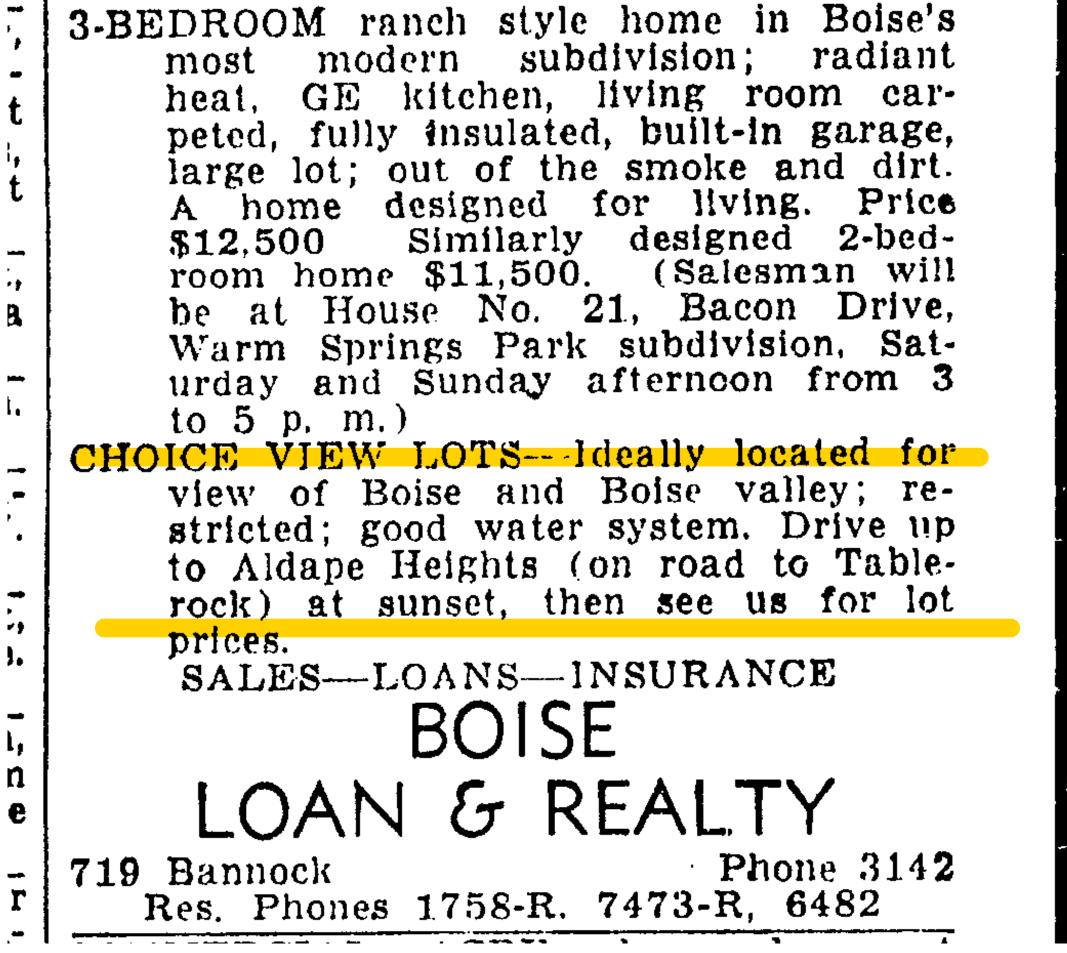
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**News Article - Idaho Statesman (published as The Idaho Daily Statesman) - April 10, 1948 - page 12** April 10, 1948 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 12

	IUV 70	
	REAL ESTATE SERVICE	
	\$1000 CASH, balance \$40 per month-	
	2-bedroom modern except heat, on	
	Whitney bench; electric range includ-	
	ed. Total price \$3900.	
	\$1500 CASH, balance \$33 per month-	
	Very neat 2-bedroom new home on	
	nearly 1/2 acre lot off N. 36th. Total	
	price \$4500. \$2200 CASH and assume 4% loan-Near	
	Franklin school; hardwood floors, oil	
	furnace; equipped with roll screens	
	and venetian blinds throughout; dra-	
	peries and curtains included. Total	
	nrice \$9000	
	\$2400 CASH, balance \$53 per month-	
	Near Franklin School; hardwood	
	floors, oil furnace, full basement,	;
	large corner lot. Total price \$9600.	
	HARRISON BLVD.—Very nice 2-bedroom bungalow, 15x27 ft, combination liv-	
	ing-dining room, fireplace, hardwood	
	floors, stoker furnace, garage, built-in	
	sprinkling system. Price \$10,500;	
	terms.	
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**News Article - Idaho Statesman (published as The Idaho Daily Statesman) - April 17, 1948 - page 10** April 17, 1948 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 10



nice dining room, extra room finished in basement; coal furnace with stoker. Price \$10,500.

ATTRACTIVE ACREAGE on Highway 30; nearly 1 acre in pasture and yard; 1-bedroom house, modern except heat; attached garage with finished bunk room; 24x30 barn, chicken house and shop. Price \$9000; terms.

N. 22ND—Spacious 2-bedroom modern home with fireplace, stoker furnace, large modern kitchen; good location. Price \$8400; terms.

FRANKLIN DISTRICT—New very well constructed 2-bedroom modern home; has living room, dining room, kitchen, bath and utility room; large lot. Price \$8000; terms.

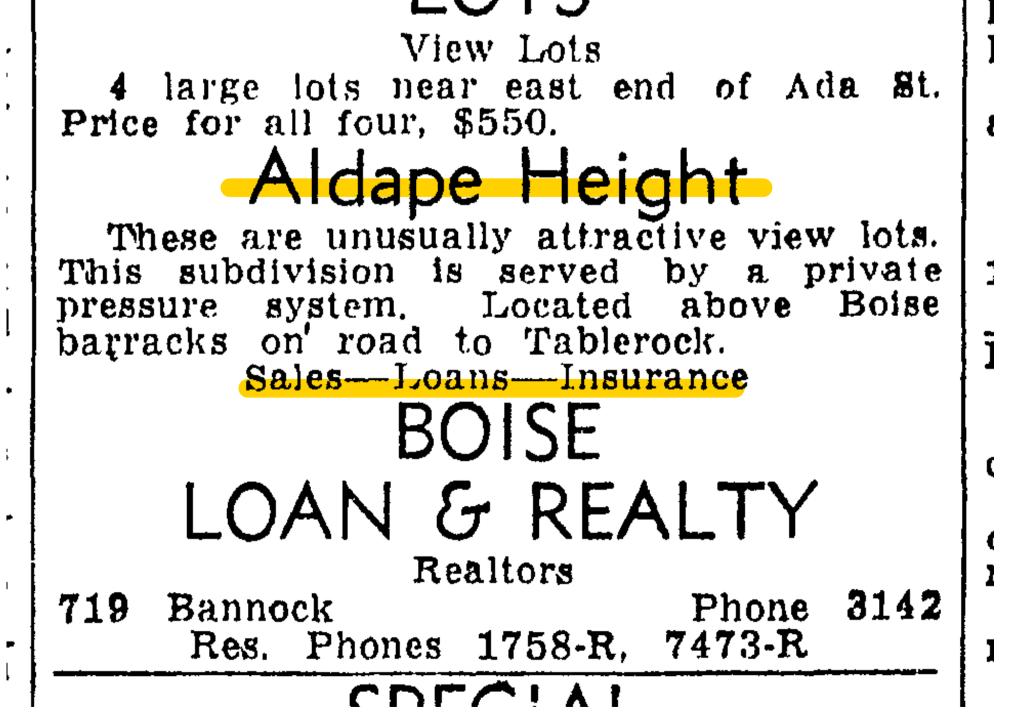
\$43.29 A MONTH—If you are interested in modern 2-bedroom home, fireplace, hardwood floors, on a small lot, call us for an appointment.

ATTRACTIVE 5-room home in west end; completely furnished; 3 bedrooms; large lot; \$8000.

NORTH END CATION-Clean and attractively decorated 3-bedroom home; coal furnace; garage; \$8500.

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1 ACRE—New 4-room house on bench; floor furnace; garage finished for living quarters; \$8950.





News Article - Idaho Statesman (published as The Idaho Daily Statesman) - April 19, 1949 - page 8 April 19, 1949 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 8

TODAY'S CLUBS

Ada circle 166, Neighbors of Woodcraft, IOOF hall, 7:45 p.m., installation of officers.

Women of the Moose, Moose hall, 8 p.m. Drill practice, no initiation.

Chapter H, PEO, with Mrs. J. F. Bruins, Storey street, 1:15 p.m.

Chapter AQ, PEO, with Mrs. Nick Terteling, 3300 Crescent Rim drive, 8 p.m. Chapter AJ, PEO, with Mrs. D. G. Smith, 1708 North Twenty-second street, **p**.m.

Chapter R, PEO, 8 p.m., with Mrs. C.E. Winstead, 905 North Nineteenth street.

Business, Professional and Industrial program committee, 7:15 p.m., riris' YWCA.

Basque Girls club, 8:30 p.m., with Mrs. Marie Aldape, Aldape Heights.

Chapter A, PEO, with Mrs. Russell Ash, 1210 North Seventeenth street.

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# Whitney PTA, 8 p.m., at school. Garfield PTA, 8 p.m., school basement, April meeting. Bolse PTA council, 1:30 p.m., Administration building. Catholic Daughters, club rooms of St. Joseph's school, initiation of now members.

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**News Article - Idaho Statesman (published as The Idaho Sunday Statesman) - January 1, 1950 - page 11** January 1, 1950 | Idaho Statesman (published as The Idaho Sunday Statesman) | Boise, Idaho | Page 11

nuary 1, 1950   Idaho Statesman (published as The Idaho Sunday Statesman)   Boise, Idaho   Page 11	i 11.
Bolse, Jdaho	
TO ASSURE A	ac
HAPPY NEW YEAR	24
	W8
SPEND IT IN YOUR OWN HOME	rig
HOMES	no
ONLY \$4950. Attractive 2 bedroom home,	no
modern except heat, Over 900 sq. ft.	
Convenient West end location. Appraisal	fei
requested, Call today,	\$9
NEAR ST. MARY'S. Spacious 2 bedroom	
modern home in select location on Ellis	Į
avenue, Oak floors, stoker furnace, large	
living room, dining room, fireplace, 34	17
basement, Price \$12,000. Terms \$2500	17 3-1
down, Balance \$46.79 month,	0.
NON-VETERAN \$800 down, including all insurance and loan costs. Desirable 2-	du
bedroom bungalow with attached garage,	1 ""
in exclusive Warm Springs Park. Large	se
living-dining room, Youngstown kitchen	
with breakfast nock, combination tub-	\$ <b>5</b>
shower bath, Chrysler Airtemp oil fur-	

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ł	nace. Immediate possession. See this.	1
ļ	CLOSE IN, only 8 blocks from State	
Į		10
ł	house. Attractive 2 bedroom home. Oak	
Į	floors, automatic oil heat, nice yard	
	with summer shade. Price-\$6950only	ļ
	\$1500 down.	re
	HARRISON BLVD, location for only	bu
		fo
	\$7900. Comfortable 3 bedroom house	
	on well landscaped 75 ft. lot. Hardwood	go
	floors, oil heat, garage, See this today.	WI
	IATC	
	LOTS	ro
-	BUY YOUR LOT NOWPLAN YOUR	du
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	HOME FOR SPRING CONSTRUCTION.	
	BOISE HEIGHTSBolse Valley's finest	
	view\$1000 to \$4000.	$\{\mathbf{P}\}$
	HOUSTON RD 110 ft. frontage,	
	\$3500.	
	ALDAPE MEIGHTS Another choice	
	view location \$1000 to \$1650.	
	RUTLEDGE HEIGHTS-2nd bench rim	ro
		ba
	-large lots with beautiful view-3 left	ex
1	at \$750.	b1
	COSTON_SUB,Choice East end lots in	10
	\$15,000 to \$30,000 neighborhood. Only 3	Se
	lest\$1700 to \$1900.	
	BROADWAY AVE160x176 ftonly	
	\$1650.	}
		hc
	CRESTVIEW PARK60x167 ft. No. of	ar
	Morris Hill-\$1300.	11

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News Article - Idaho Statesman (published as The Idaho Sunday Statesman) - January 29, 1950 - page 14 January 29, 1950 | Idaho Statesman (published as The Idaho Sunday Statesman) | Boise, Idaho | Page 14

Phone 3306 | Eve, & Sun, 8491-M, 707 Bannock, Ph. 50 2316 Fairview Ave.

# BOISE'S BEST BUYS

OMES WEST BOISE Beautifully decorated 2 bedroom bungalow in choice location. Extra bedroom and playroom in finished basement. Carpeting and drapes included. Large rooms, fireplace, oil furnace, 90 gallon hot water heater, lovely yard with built in sprinkling system. Price \$17,000. Terms.

BRICK ON KOOTENAL Nearly new 2 bedroom brick veneer bungalow with fireplace, large dining room, full basement, stoker furnace, garage. Price \$12,000. Mortgage for \$9650 can be assumed.

THREE BEDROOMS Spacious, comfortable home in northwest Boise, fireplace, 16x 28 living room, 14.14 dining room, hot water radiators, maple floors, 18x30 garage, flagstone patio and a host of other extras, 1650 sq. ft. of solid comfort for only \$13,500.

Lots are starting to sell for spring building. Our selection of view lots is Boise's best-Boise Heights, Rutledge

ONLY \$1300 DOWN Attractive 2 bedroom house In one of Boise's most desirable subdivisions. Oak floors, venetian blinds, Chrysler furnace, Youngstown kitchen, combination tub-shower bath, fenced yard. Total price \$11,000. THREE BEDROOMS FOR \$9000

Owner leaving town. Comfortable, nearly new bungalow on Whitney bench. Oak floors, oil furnace, fenced yard, attached garage. \$2175 will handle. SMALL ACREAGE what you've wanted. Just

Heights, Aldape Heights, Crestview Park. Prices range from \$1000 to \$4000. Call and select yours now. You'll need the next 2 months to get plans ready.

DUPLEXES NEAR JUNIOR COLLEGE Exceptionally well built duplexes in court arrangement. Oak floors, oil heat, garages. Each apartment rents easily for \$75.00. One duplex \$14,000; two, \$27,500; four, \$55,000. FHA-GI APPRAISED

Attractive duplex with 2 bedroom apartments. Fully insulated, 2 furnaces, double garage, adequate storage space. \$12,200 mortgage can be assumed or should GI 100%. ONLY \$9500

Lovely yard, fruit trees, berries, cozy 2 bedroom house, 2/3 acre. Good location on Franklin Bench, Price \$7400. ALREADY GI APPRAISED Two bedroom new home near Whitney school. Walls and ceiling insulated. FHA approved. Two apartments, north end lo-Price \$6700.

Hard to beat at this price. Side by side 1 bedroom units, Live in one apartment, let other apartment make payments. \$2250 will handle. INCOME \$80 PER MONTH-PRICE: \$5900 cation. Must sell this week.

# PAUL B. LARSEN REALTORS

Corner Capitol Boulevard and Grove --- Phone 8181 Evenings and Sundays Call 2465, 8856-R or 4245-R



**News Article - Idaho Statesman (published as The Idaho Daily Statesman) - April 6, 1950 - page 8** April 6, 1950 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 8

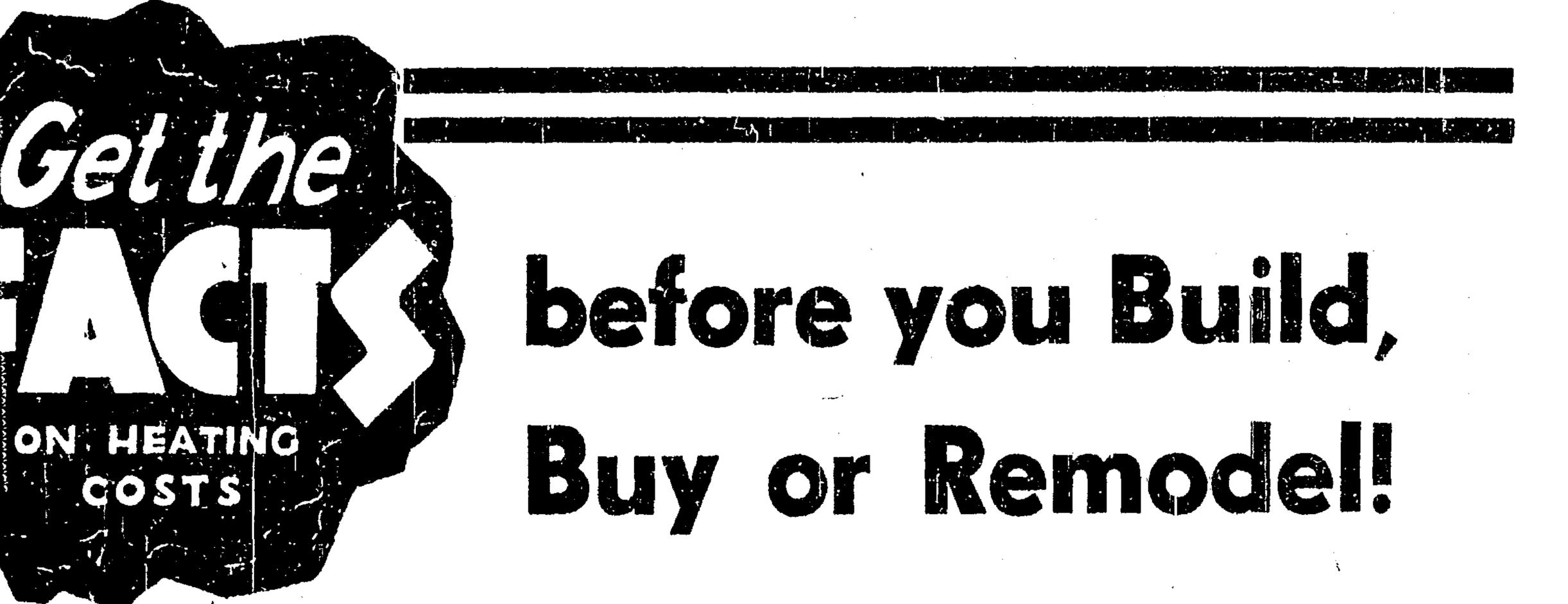
Twins Mark First Birthday **\*\*\***\*\*



# YEAR-OLD TWINS, Terry and Jerry, children of Mr. and Mrs. Florence Aldape of 1508 San Jose Drive, celebrated their first birthday anniversary recently with a family party. —Photo by Williams



News Article - Idaho Statesman (published as The Idaho Daily Statesman) - May 2, 1950 - page 9 May 2, 1950 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 9

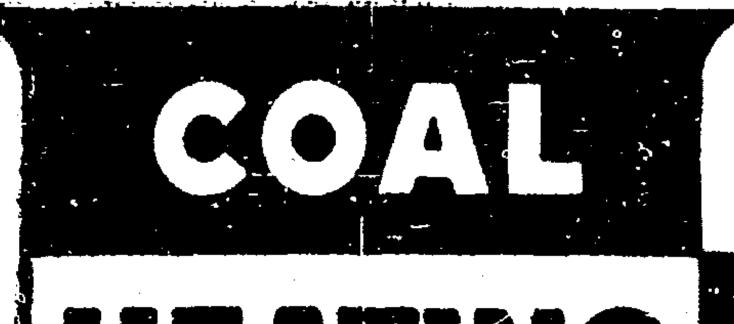




# for Comfort than this Coal User did?



Above: Residence of the Joe Aldape family at 1520 San Jose Drive, Boise. Mr. Aldape says: "When we built our home, we chose coal because of the economy feature. For example, our last season's coal bill was only \$102.29, for heating our five upstairs rooms and three-room basement apartment."



Ask your COAL HEATING SERVICE retailer for complete information on many other instances among his own customers where COAL has proven itself beyond a doubt to be the MOST ECONOMICAL fuel!

# HEATING OF LOWER SNAKE RIVER VALLEY, INC.



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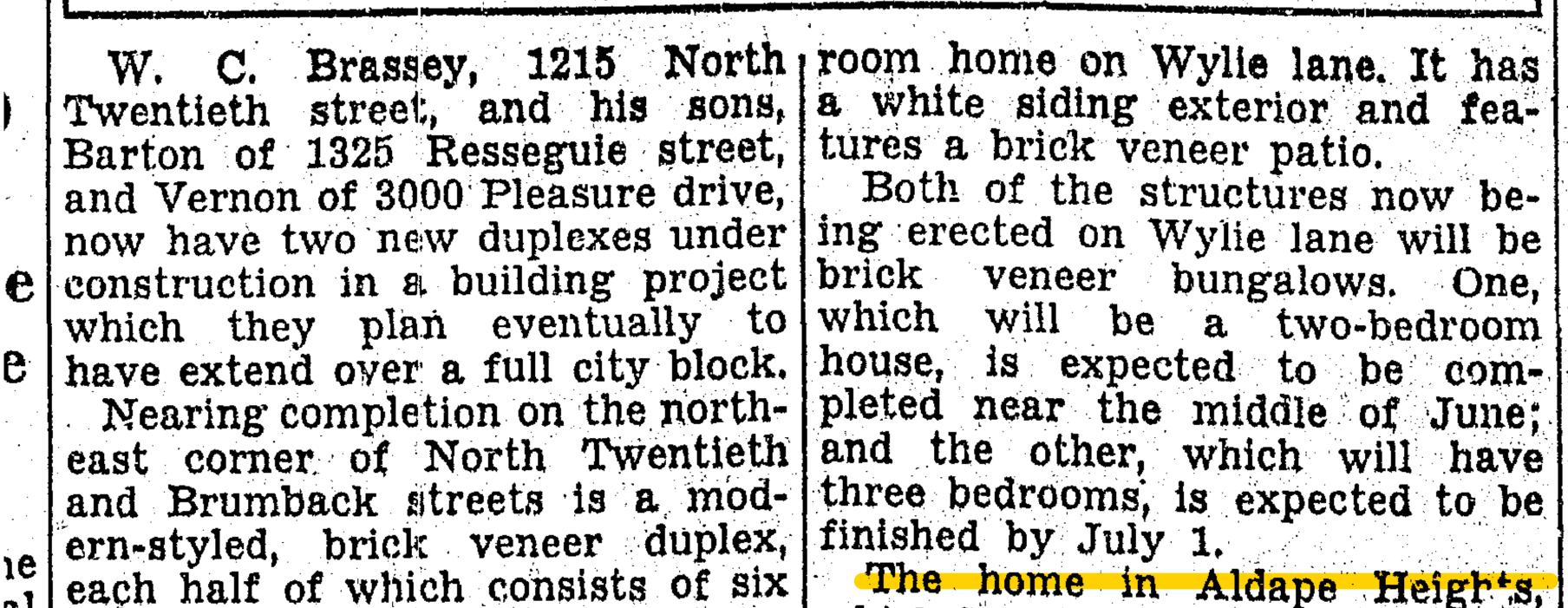
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News Article - Idaho Statesman (published as The Idaho Sunday Statesman) - May 6, 1951 - page 13 May 6, 1951 | Idaho Statesman (published as The Idaho Sunday Statesman) | Boise, Idaho | Page 13



Boise Builds

rooms and bath. Work was recently begun on a similar type duplex to be located on the southeast corner of North Twentieth and Ridenbaugh streets, Mr. and Mrs. W. C. Brassey and their son, Jon, plan to occupy part of this house, expected to be finished in **r**=. August, and the other dwellings е, are rental projects.

re Located between the two new structures are two more duplexes ts built by the Brasseys, one of which was completed last November and the other of which was finished ie about a year and a half ago. Oc-)0 | cupants are: Mr. and Mrs. Dick Richards and daughter, 1210 North t- Twentieth; Mrs. C. J. Strike, 1212 North Twentieth; Mr. and Mrs. Frank Fix and daughter, 1214 )y North Twentieth, and Mr. and or Mrs. Burt M. McKay, 1216 North

OI which Mr. and Mrs. DeMott, their let son and daughter will occupy, will ing be completed next October. It is to be a brick veneer, three-bedroom house with a full basement 'T10' in which a rumpus room and dou- Lo ble garage will be located. Duane Mitchell was the archi-tect for all four of these DeMott and Rathbone constructions.

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A new brick veneer, three-bedroom home is now being built at 2500 Lemp street for Mr. and Mrs. B. F. Woodward, 1712 North Nineteenth street. Dave Dickover of Boise Payette Lumber company

CHARM

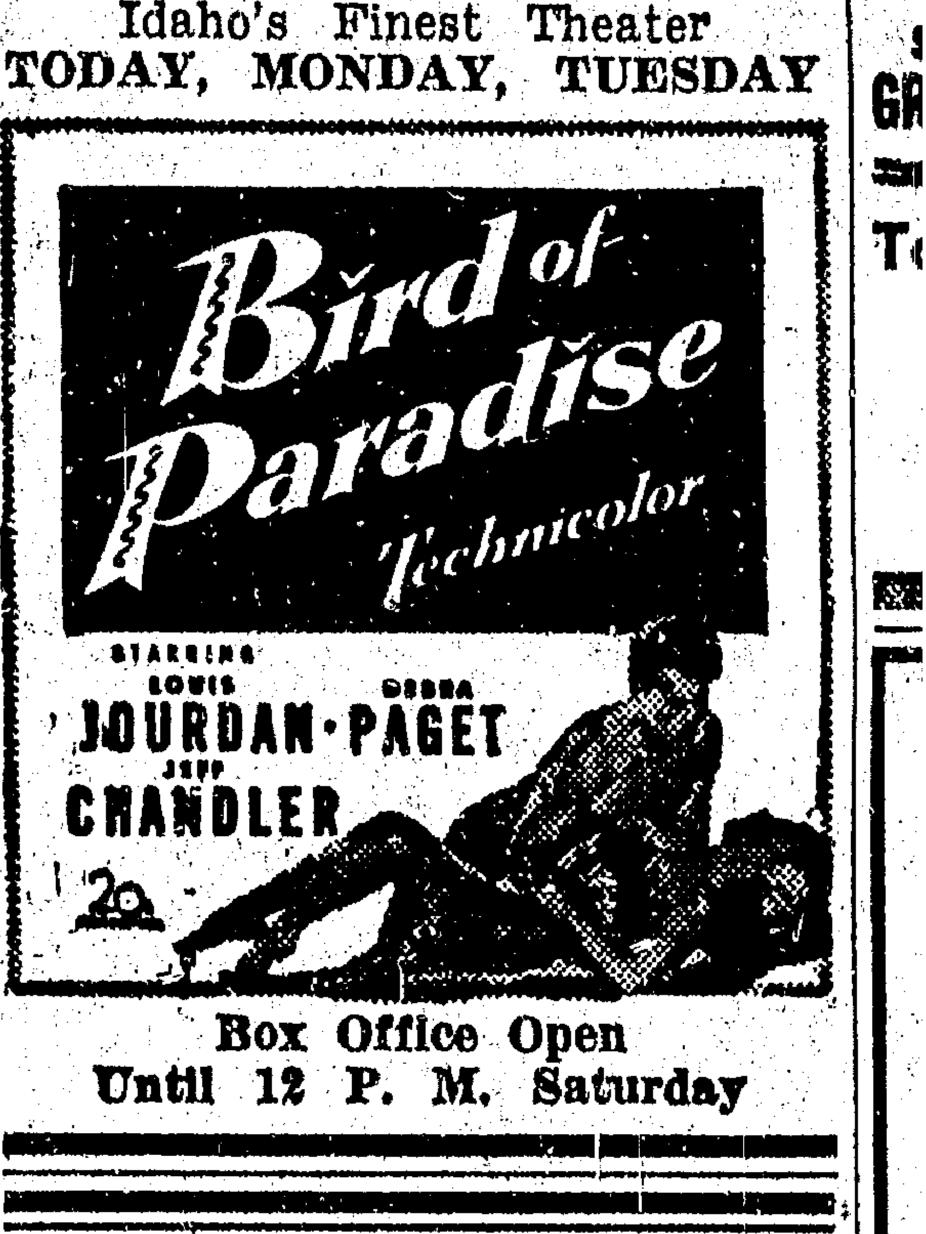
PAYETTE

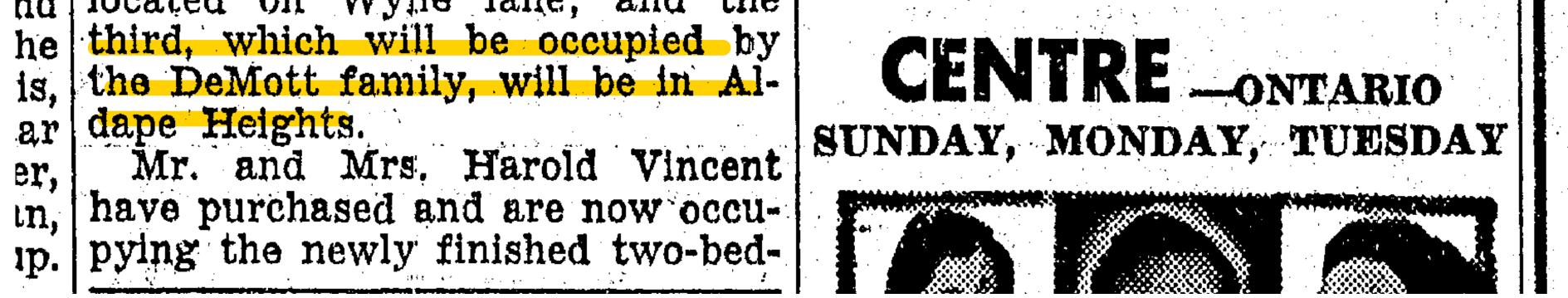
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Twentieth.

Mrs. W. C. Brassey drew the id floor plans for these four houses, and William F. Thomas drew the working architectural plans. The three Bressey men have done most of the construction work, sub-letting various parts of the building. Future plans, according to Mrs. Brassy, are to complete the block project by building several rental dwellings on the lots facing North Nineteenth street between Brumback and Ridenbaugh.

K. T. DeMott and Ed Rathbone, contractors, last Monday completed a new home on Wylie lane in the Wymosa subdivision and th now have three more new dwellings under construction. Two of of the houses, both of which are behe ing built for sale, are also to be nd located on Wylie lane; and the







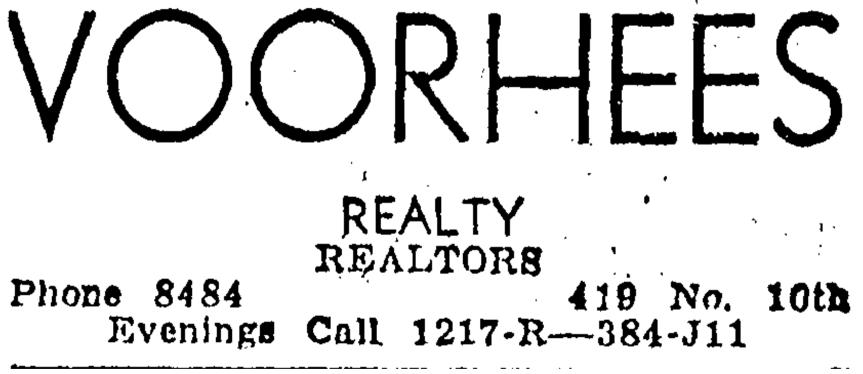
News Article - Idaho Statesman (published as The Idaho Sunday Statesman) - November 4, 1951 - page 37

November 4, 1951 | Idaho Statesman (published as The Idaho Sunday Statesman) | Boise, Idaho | Page 37

7740 **L**UOUG 6415-W, Res. 6223 . Beautiful view. Brick veneer 2-bedroom home. Fireplace; dining room; lots built-ins; 01 electric dishwasher; full basement with finished playfoom; forced oil furnace. air Attached garage. Large Good terms. Full price, \$13,500. 10t. -APARTMENT HO Close in, four 1-bedroom apartments, furnished; large 2-bedroom ODB apartment; 4 baths. New paint. Good condlinside. High net income, tion Term Price, \$14,000. -CRUZEN MTN. VIEW-\$ Very attractive 3-bedroom home, Wardrobe closets. Large utility room with good storage space. Forced air oil furnace. Attached garage and tool shed. Fenced yard and garden spot. Terms. \$13.000. ----BEST NORTHWEST

BOISE LOCATION ----

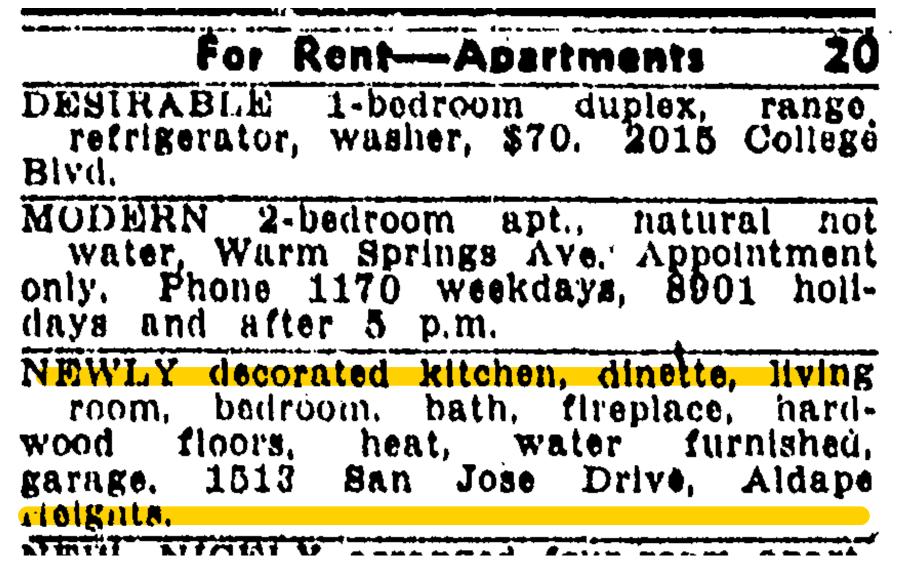
Modern 5-room home fireplace. with Furnace and stoker. Full basement with finished room. Double garage. Very one nice yard with sprinkling system. Corner lot. Quick possession. Price, \$12,500. ---\$6950 Really an outstanding buy 11 this 2-bedroom home. Large living r00m. Fenced in corner lot. Garage. Good terms. ----VALLEY VIEW LOTS ONLY \$200 DOWN---Average 1-acre with 100 ft, frontage edge of first rim. Beautiful view. on Average price, \$1,200.





News Article - Idaho Statesman (published as The Idaho Daily Statesman) - June 12, 1952 - page 19

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News Article - Idaho Statesman (published as The Idaho Sunday Statesman) - April 26, 1953 - page 29 April 26, 1953 | Idaho Statesman (published as The Idaho Sunday Statesman) | Boise, Idaho | Page 29



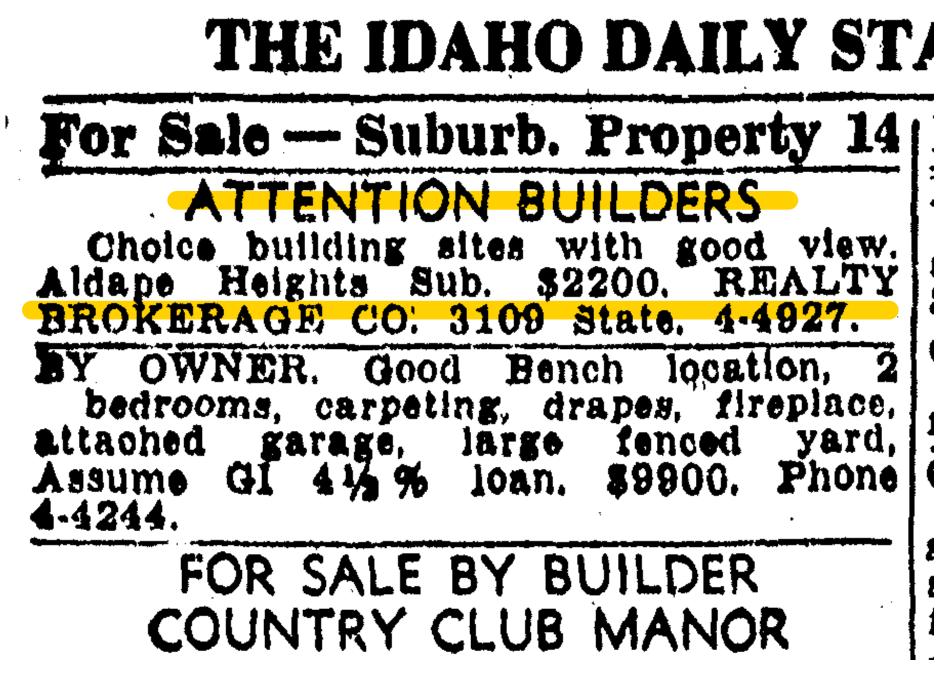
# High on the Hill Overlooking Boise Valley

Rambling Roman brick beauty on Aldape Heights. What a wonderful place to live! What a wonderful home! Oversize living room with fireplace, separate dining room, a dream kitchen with dining space, three bedrooms and a full basement with an extra fireplace. The basement can be finished as a playroom plus extra bedrooms and bath. Don't buy until you see this outstanding view home. \$23,000.



# News Article - Idaho Statesman (published as The Idaho Daily Statesman) - February 13, 1960 - page 13

February 13, 1960 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 13



News Article - Idaho Statesman (published as The Idaho Daily Statesman) - July 14, 1960 - page 8 July 14, 1960 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 8





**News Article - Idaho Statesman (published as The Idaho Daily Statesman) - January 1, 1965 - page 10** January 1, 1965 | Idaho Statesman (published as The Idaho Daily Statesman) | Boise, Idaho | Page 10

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# Boise.

4-The Boise School Board last night rejected preliminary plans for one school addition and accepted another. The City Council, also last night, acquired a park in the Aldape Heights area and accepted a petition to establish another in the Willow Lane-Cruzen subdivision, The Garden City Board approved a budget of \$79,000 last night.

5—Idaho private colleges will be represented in administration of the new federal college



PAGE EIGHT --- D

# **Report Indicates Boise Area Parks Teem With Over Three Million People During 1964**

More than 3 'million visits | Park Supt. Gordon ' were paid to parks in the Boise those figures are bas municipal system during 1964, counts but may chang according to the annual report with the completion o' of the city's park department. | traffic survey for the

The most active season, from totals are higher that early May through early Sep-|same parks in 1963. tember, produced an estimated For the full year, th attendance of 1.5 million visi-led number of visitor tors at Ann Morrison Park and Morrison Park was pla over 865,500 at Julia Davis Park proximately 1.8 milli during that period.

approximately 995,000

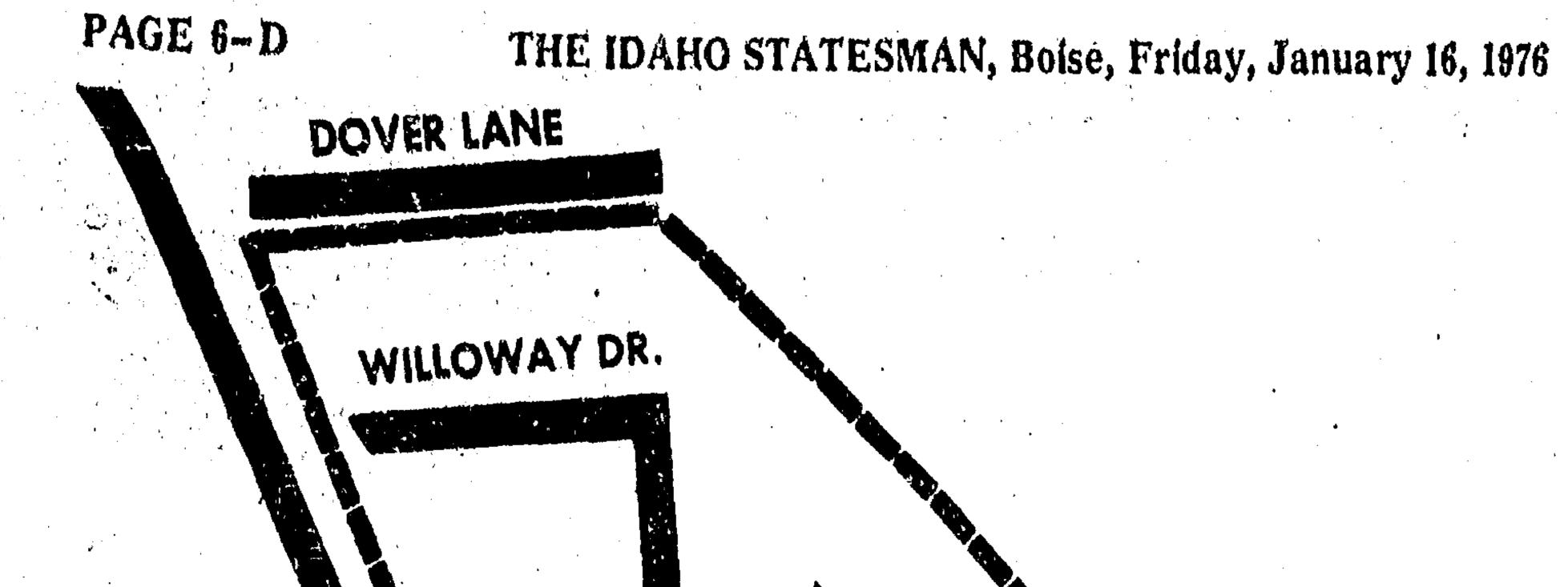
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# BOISE, IDAHO, THURSDAY MORNING, JANUARY 14, 1965

Bowen said Davis Park. Those parks ac-number	r of visi
ased on car counted for nearly two-thirds of during	that tim
nge slightly the total attendance, which in- Head	
of the park cludes city and school district ments	to the p
year. Both recreation programs and activi- the sta	irt of re
nan for the ties occurring in the various Julia I	Davis Pa
	se of lan
the estimat- A total attendance of around in the	
ors at Ann 3,042,000 is estimated for the Bowen	salu.
laced at ap-year. Amo	ng impr
lion and at Bowen noted a three-week or con	npleted
00 in Julia rainy spell in June reduced the were t	he additi

sits to parks paid Heights play park, drilling of etery, raising to more than 15,- Bowen's report listed reveirrigation wells, planting of 75 000 feet the length of the water-nues of \$40,727 from all sources me. list' of improve-trees on Eagle Ridge in Military ing system in that park. for the cemetery division, park system were Reserve Park, and rebuilding of Other divisions of the depart \$1,253.76 from the mausoleum, enovations at the 600 feet of roadway in Julia Da-ment reported 324 burials in the \$2,386.92 from park concessions Park zoo and the vis Park, placing of armor coat various cemeteries; planting of and reservations and \$3,666 from nd for a new park surfacing on roadway in Fort 157 trees in parks and along tree planting permits, tree reitain View area, Boise Park, and development of streets and planting of 18,000 moval fees, sale of wood and a perimeter road in that park. flowers by the landscape divi-tree and spray license fees. provements begun Bowen said 2,244 feet of pipe sion; trimming of 1,956 trees during the year was laid to expand the sprin- and removing of another 400 by CLASSIFIED FOR RESULTS tion of the Aldape kling system at Morris Hill Cem- tree division crews.

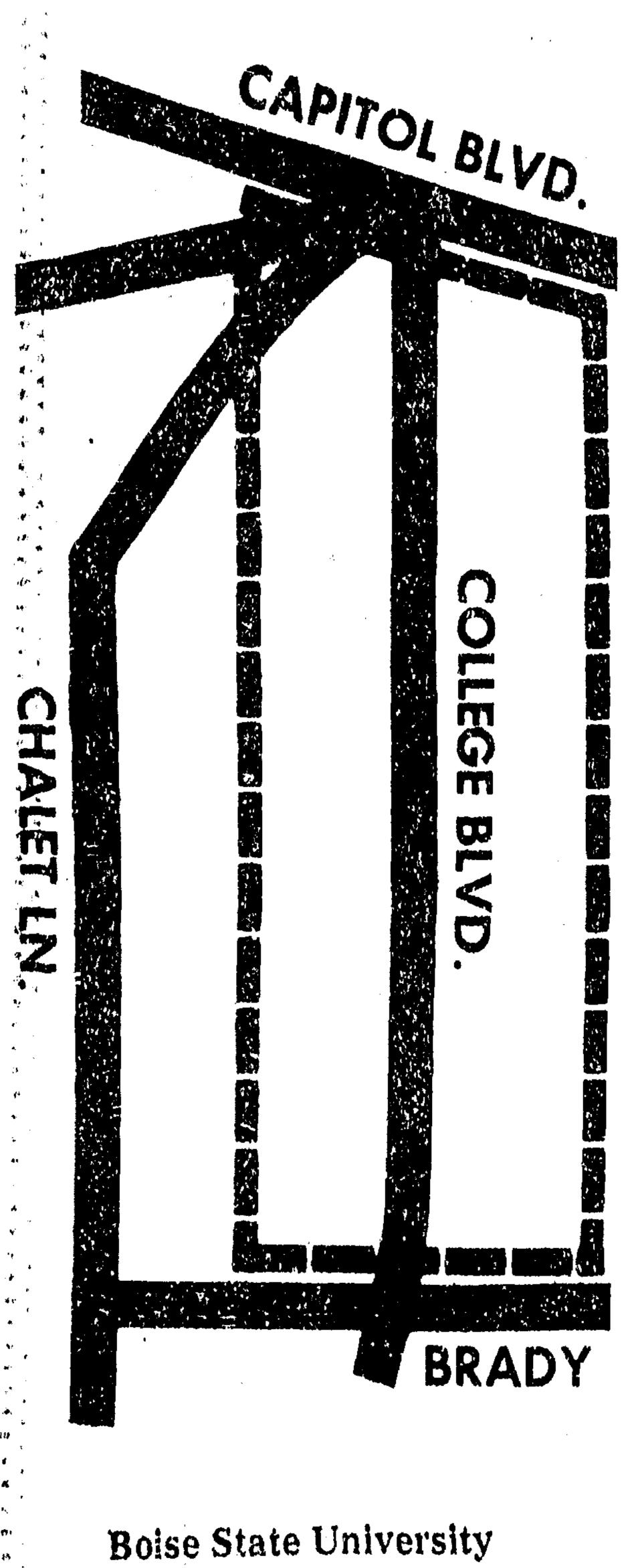
# THE IDAHO



atesman (published as The Idaho Statesman) - January 16, 1976 - page 36

Iblished as The Idaho Statesman) | Boise, Idaho | Page

Mesa Vista Subdivision



# Boise to Change House Numbers in Four Major Areas

House numbers will be changed in four major areas and several smaller locations throughout Boise to help emergency services and to conform to the city's grid system. Residents in those areas will be noti-

fied around the end of January and will have until Sept. 1 to prepare for it. The major areas to be changed are Aldape Heights, Mesa Vista subdivision off Federal Way, Clithero Drive subdivision off West State and Boise State University.

The number of houses involved is not known because the areas contain vacant lots, according to Roger Garretson, information clerk in the Public, Works Department.

The new house numbers will be effective Sept. 1 to conform with the press deadline of 1977 telephone directories, he said. The most important reason for the change is for emergency services to be able to respond rapidly to a neighborhood in event of a fire, need for an ambulance or police assistance, according to Garretson.

Other services, like the postal system and delivery companies, rely on a precise addressing system, a form letter being sént to residents says. The city is continually conforming house numbers in small pockets as they are found, but this is one of the biggest changes in years, Garretson said. He said when residents receive the

# By PETE ZIMOWSKY The Idaho Statesman

notice they should start preparing for come up, Garretson said. the change. The city will notify the Some street name changes will be postal service and utility companies. made in the Mesa Vista subdivision, Residents should double check with Garretson said. these services. An ordinance to conform house num-

Residents should send corrections to bers in Boise was adopted in October, out-of-state mailers, home financers, 1974. Before that, numbers were hanperiodicals and friends, he said. dled by the city, county and sometimes. "As a whole there is not too much individuals, which lead to "peculiar" house numbers in certain subdivisions. When the city annexes an area the

static. People don't particularly like it, but are pretty cooperative if given time to make the change," he said.

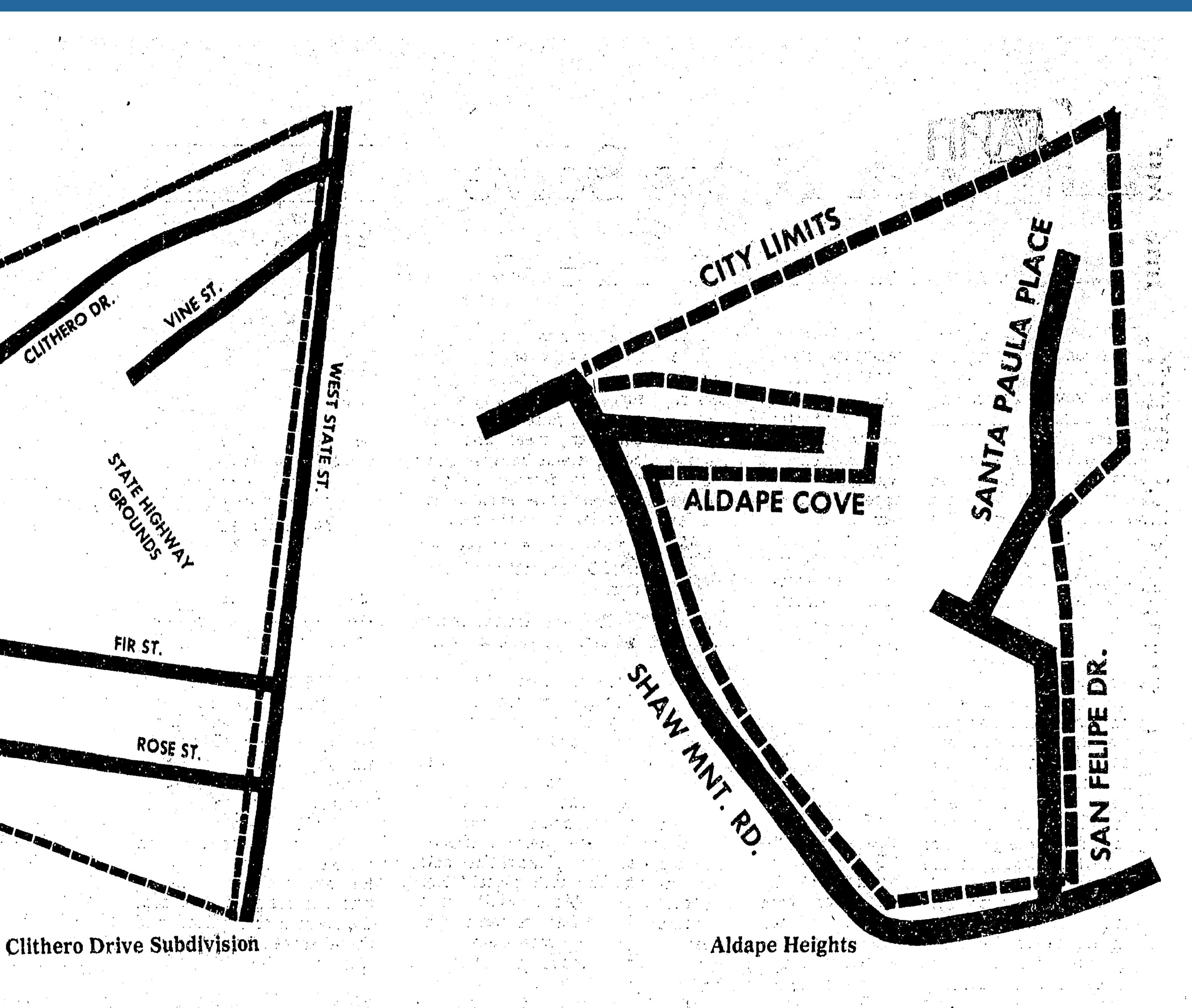
One smaller area to be changed is Blaine Acres off Dora. The city will consider other smaller areas as they

# Ada Commissioners, Pocatello Firm Sign **Contract** for Building

The Ada' County Commissioners Thursday signed a \$4.4 million contract with Mitchell Construction Co. of Pocatello for the construction of the new Joint Public Safety building.

Les Mitchell, owner of Mitchell Construction, said he anticipated construction to begin on the county-city building when weather permits. He said a ground breaking ceremony may be held in a month.

The new building near Cole Road and Bethel will house Boise police, Ada County sheriff's deputies and the district headquarters of the Idaho State Police.



house numbers have to be changed, Garretson said.

The city has two systems, one for the older area and one for the bench area, he said.

In the older part, First intersects

Main and Idaho and anything east and along College Blvd. from Capitol Blvd. west are numbered accordingly. to Brady. The north and south breaking point - Clithero Drive subdivision - An

is Main and Warm Springs Avenue. On the bench, Gekeler Lane serves as the east-west breaking point. The north-south line is Alpine and Franklin Road.

The Boise City Public Works, Fire, and Police departments and the Post Office have been working together to establish a uniform house numbering system.

The major boundaries of areas involved include: 



The Total Stereo Liquidation Of Stereo Discount Center Is In Its Third Big Week. Everything In The Store Must Be Sold To Meet Manufacturer's Commitments. Gary's Stereo Has Been Assigned To Liquidate All Remaining Inventory. All Merchandise Must Be Sold Immediately So Come On In To 5200 Fairview In The Boise Mini-Mall and Make An Offer. A Huge Group Of Speakers, All Top Brands Reduced Up to 60%. Quad and Stereo Receivers Reduced Up to 50% OFF. (No High Pressure Sales. . Just Great Savings On Top Quality Stereo Merchandise.)



area surrounded by Clithero Drive, West State and Rose. A large portion containing the Idaho State Highway Department is not included.

– Mesa Vista subdivision – An area starting south of Dover Lane and east of Federal Way including Willoway Drive and Mesa Vista Drive.

- Aldape Heights - An area east of Shaw Mountain Road, the city limits on the north and foothills to the east. Aldape Cove is not affected.

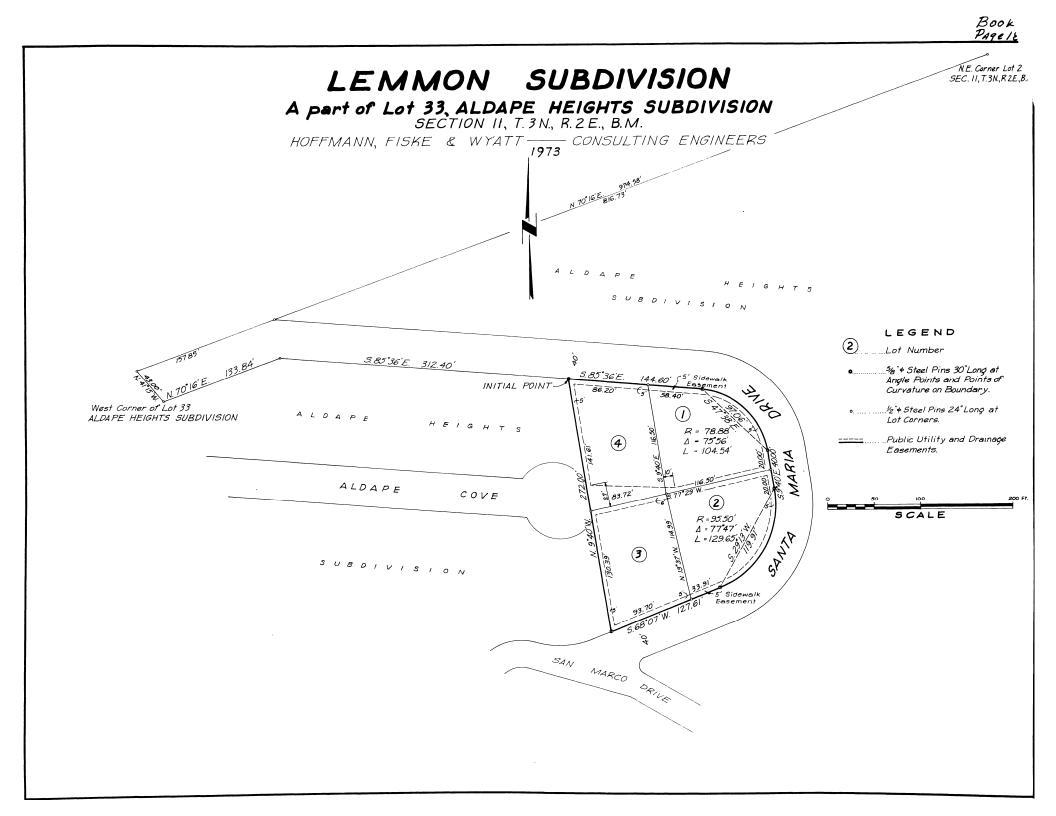
The areas are outlined with a dotted line on accompanying maps.



The Foothills - Idaho Statesman, The (Boise, ID) - May 6, 2001 - page 06 May 6, 2001 | Idaho Statesman, The (Boise, ID) | Craig QuintanaThe Idaho Statesman | Page 06

The highlands are home to more than 290 species, some rare By Craig Quintana The Idaho Statesman Animals eat better in the Foothills today than they did 40 years ago. The amount of forage for deer, elk and other game has doubled or tripled since measurements taken in the 1960s, said Jerry Scholten, a habitat biologist for the Idaho Department of Fish and Game who oversees the Foothills. In some ways, it had to. The wintering herds of elk and deer used to come into the Boise River Valley, going as far as Deer Flat near Nampa. Urbanization pushed the animals into the hills, which now are critical habitat for 6,060 mule deer. The Foothills ecosystem is home to more than 290 species of wildlife, among them migrating raptors and neotropical birds. Bald eagles are known to use the sagebrush areas to scavenge winter-killed big game. In the early 1990s, BSU biologists discovered that the Foothills were an important stopover for birds moving toward Central and South America. Two human-influenced factors -- fire and development -- could affect the migration, said Greg Kaltenecker, director of the Idaho Bird Observatory, a program of Boise State University. Researchers have observed fewer birds inhabiting recently burned areas, where grassy vegetation has replaced the native scrubs. The fires are human-related, either directly, like the 1996 8th Street fire, or indirectly through habitat degradation, Kaltenecker said. "I think the more that the areas are claimed and developed, it will certainly have more of an impact on migrant birds," he said. The Foothills are home to three rare plants -- Aase's onion, Mulford's milkvetch and slick-spot peppergrass -- which could go extinct if the shaky populations here are not maintained. The plants are distributed along the Boise Foothills, in Emmett and some in Weiser. Because the populations are small and vulnerable to fire and man-made disturbances, they could disappear, said Ann Debolt, a Bureau of Land Management botanist. "Look at where it is," DeBolt said of the onion on a recent hike. "It's in these Foothills north of a rapidly growing city." To offer story ideas or comments, contact reporter Craig Quintana at 377-6439 or cquintana@boise.gannett.com The Boise Foothills are home and habitat for a wide variety of animals and plants. But the story of the Foothills environment is largely a story of the way humans have used and misused it through the years, from grazing to development to motorcycling to mountain biking. In some ways, the Foothills environment faces great threats in other ways, it's in better shape than it was half a century ago. Fire has always been a part of the Foothills environment, but overgrazing and the invasion of non-native plants have made modern fire more damaging to the fragile landscape and more costly for the humans who must deal with the erosion, floods and mud that follow. The Boise Foothills attracts many recreationists, from mountain bikers to hikers to pet owners, as seen this spring in the Hulls Gulch Nature Preserve. The plant life Aase's onion Slick-spot pepper grass Mulford's milkvetch Three rare plants have significant populations in the Foothills. Rare member of the pea family, discovered by Isabel Mulford in the Foothills in 1892. Populations are in decline, primarily from habitat destruction. This member of the mustard family, discovered in Canyon County about 100 years ago, was thought to be extinct until found in the Foothills in 1972. The Dry Creek Rock Shelter, which sits on private land in the western Foothills, has been dated at 3,500 years old and was used by some of the area's earliest residents. Intense livestock grazing begins, harming the environment of the lower Foothills and making the area more fire-prone by encouraging the growth of easily burned exotic grasses.

The U.S. Army occupies the Boise Barracks in 1863 and formally establishes the post in 1873. It has two areas: the 637 acres where its buildings stand (today the site of the Federal Building) and the watershed area, which the army hoped to ditch and pipe for the post's water supply, (today, the Military Reserve). James Pollard opens a Boise warm springs resort behind Table Rock. The attraction later was taken over by Milton Kelly and known as Kelly's Hot Springs. The Old Penitentiary at the base of the Foothills east of downtown is built as the territorial prison, before Idaho is a state. Many of the buildings on the grounds were built by the prisoners from sandstone guarried from Table Rock. Foothills sandstone is later used to build the Idaho Capitol. The Hillside Addition, the first Foothills development, begins. First major Foothills developments. Home lots platted without overall drainage and grading plans, and runoff from individual parcels often floods neighbors, according to city records. Some of the projects include: Rogers Heights and Aldape Heights, 1946 Lancaster Terrace No. 1, 1948 Hillside No. 1, 1949 Highland No. 1, 1955 Highlands Nos. 2 and 3, 1956. A major Foothills fire is followed by what has been estimated to be at least a 50-year storm event. The resulting flood causes 10-inch-deep mud flow into the North End, East End and downtown Boise. G.W. Services, a sister company to Boise Water Corp., announces plans for 1,250 homes in and above Hulls Gulch. A coalition of environmentalists, the North End Neighborhood Association, Boise City and the federal government raise \$1.1 million to buy land from the developer, establishing the Hulls Gulch reserve after 60 homes are built. The second major expansion of development into the Foothills begins with construction of Boise Heights, the Highlands, Foothills East and Warm Springs Mesa subdivisions. Some of the key previous Foothills developments include the projects along 36th Street, Hill Road, Plano Lane and Pierce Park Lane. The Boise City Metro Plan is developed and the decision made to allow Foothills development, but not encourage it. The production and use of domestic geothermal wells cuts off Boise's hot springs because of a resulting drop in well pressure. The U.S. Census Bureau counts 8,151 residents in the Foothills. Hulls Gulch Interpretive Trail is designated, protecting the area from motorized vehicle use. The Boise Front Coalition forms to protect the Foothills, or Boise Front, and works to mediate the increasing conflicts between recreational users and landowners. The group's work gains national attention and leads to better law enforcement in the hills and creation of the Ridge to Rivers program. The U.S. Census Bureau counts 9,456 residents in the Foothills and 4,305 housing units. Sparked accidentally, the 8th Street fire consumes 15,300 acres, or 22 square miles, encompassing all of Hulls Gulch and a large part of Bogus Basin. The amount of land burned is larger than the Lucky Peak fire of '59. Public agencies spend \$3.3 million to reduce erosion and restore the watershed. Results from Census 2000 show 17,666 Foothills residents, a 46 percent increase over the previous decade. To offer story ideas or comments, contact reporter Craig Quintana at 377-6439 or cquintana@boise.gannett.com Natural Resources Conservation Service The Foothills provide critical winter range for a herd of mule deer estimated at more than 6,000 animals. Slopes below 4,500 feet are important for survival. Some Rocky Mountain elk winter in the hills. The numbers vary between a few hundred and a few thousand with a few year-round residents. The bald eagle, the nation's symbol, winters along the Boise River and Foothills. A variety of owls, hawks, merlins and other birds of prey also migrate there. The hills are a major stopover for migrating birds, including warblers, flycatchers and vireos, which attract raptors. Coyotes, bobcats, muskrats, raccoons, skunks, badgers and foxes are among the mammals inhabiting the area. Black bears, whitetail deer, mountain lions and pronghorn antelope are among the uncommon big game in the area. Biologists suspect that gray wolves may live in the Foothills, and sightings have increased. Their presence has not been confirmed. The onion's population in the Foothills is thought to be half of all the Aase's onions in the world."



# CERTIFICATE OF OWNERS

This is to certify that we the undersigned are the owners of the property hereinafter described; A part of Lot 33, ALDAPE HEIGHTS SUBDIVISION, Sec 11, T.3N. R.2E., B.M., more particularly described as follows:

From an Iron pin, the West corner of said Lot 33;

thence N 70'16'00'E 133.84 feet; thence S 85'36'00'E 312.40 feet to the Real Point of Beginning; thence S 85'36'00'E 144.60 feet;

thence on a curve to the right, having a radius of 78.88 feet, a central angle of 7556, and whose long chord bears 5 47°38'00 E 97.06 feet;

thance 5'09'40'00" E 40.00 feet;

thence on a curve to the right, having a radius of 95.50 feet, a central angle of 77°47, and whose long chord bears 5 29°13'00" W 119.91 feet,

thence 5 68'07'00" W 127. 61 feet;

thence NO9 40'00" W 272 00 feet to the Real Point of Beginning.

That it is the intention of the undersigned to and they do hereby include said land in this plat; that the undersigned does by these presents dedicate to the public for public use forever, all streets as shown on this plat. The easements indicated ori said plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and for such other uses as designated hereon, and no structures other than for such utility purposes are to be erected within the lines of said easements.

Warren S' Lemmon Judith A. Lemman

### ACKNOWLEDGMENT

STATE OF IDAHO SS

On this 7th day of Feb. \_\_\_\_,1973, before me, the undersigned, a Notary Public in and for said State, personally appeared Warren S. Lemmon and Judith A Lemmon; husband and wife; known to me to be the persons whose names are subscribed to the foregoing dedication, and acknowledged to me that they executed the same.

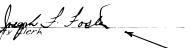
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission expires 13 Dec. 1975

Ronald L. Scott Notary Public, State of Idaho

# CITY ACCEPTANCE

The forgoing plat was duly accepted and approved by the City Council of the City of Boise, Idaho; this 26th day of FEBRUARY , 1973.



Envincer

# CITY ENGINEER'S APPROVAL

The undersigned hereby certifies that the property described in this plat lies within the City of Boise, Idaho; and that this plat has been examined by the undersigned and is approved.

Pated this 6th day of March

# CERTIFICATE OF ENGINEER

This is to certify that I. John L. Hoffman, a Redistered Professional Engineer in the State of Idaho, surveyed the land described in the "Certificate of Owners, and designated herein as "Lemmon Subdivision, and that this plat is a true and correct representation of said survey as made and staked by me on said land

aho 573

# ACKNOWLEDGMENT

STATE OF IDAHOLSS

On this \_7th day of \_ FEB. \_1973, before me, the undersigned, a Notary Public in and for said State, personally appeared John L Hoffmann, known to me to be the person whose name is subscribed to the foregoing "Certificate of Engineer," and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission expires 13 Dec. 1975

Notary Public, State of Idaho



# CERTIFICATE OF COUNTY ENGINEER

This is to certify that the undersigned has checked the foregoing plat and computations for making the same, and has determined that they compared the laws of the State of Idaho relating to plats and surveys.

Dated this 20 day of March \_.1973.

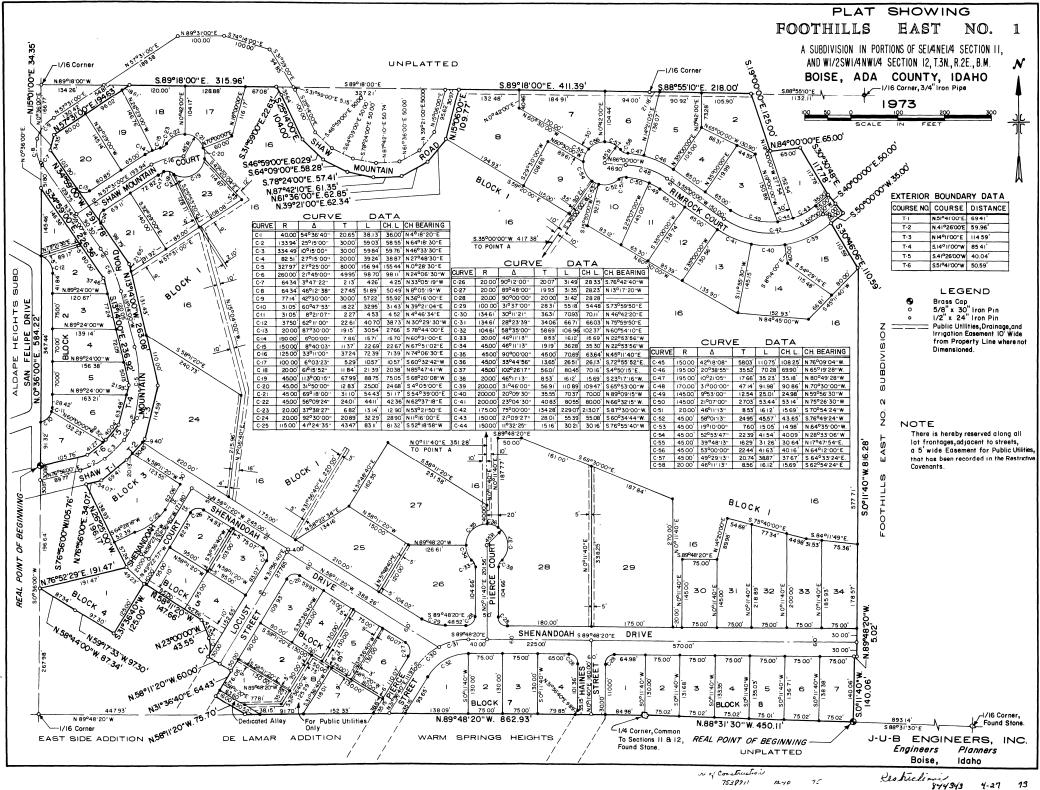
County Engineer

# CERTIFICATE OF COUNTY RECORDER Sal sugers

This is to certify that the foregoing plat was filed for record in the Office of hothe Recorder of Ada County, Idaho; this I day of man ,1973, at 1:45 M., at the request of war Plat Book No. 10, at Page 1852 + 1159

Ex- Officio Recorder

### BOOK 30 PA9E 1852



KNOW ALL MEN BY THESE PRESENTS, That Danmor Development, Inc., a corporation organized and existing under the laws of the State of Nevada, and duly qualified to do business within the State of Idaho, does hereby certify that it is the owner of the real property described as follows:

Beginning at the stone monument marking the Southwest corner of the SWI/4 of the NWI/4 of Section 12, T3N, R 2E., B.M., Boise, Ada County, ldaho, thence South 88°31'30"East 450 11 feet along the Southerly boundary of the said SW1/4 of the NW1/4 of Section 12, to a brass cap, also said point being the REAL POINT OF BEGINNING; thence North 88°31'30' West 450 11 feetalong the said Southerly boundary of the SWI/4 of the NWI/4 of Section 12 to the stone monument marking the Southeast corner of SE1/4 of the NE1/4 of Section 11, thence along the following courses and distances to iron pire North 89°48'20" West 862.93 feet along the Southerly boundary of the said SE 1/4 of the NE1/4 of Section 11; thence North 58°11'20" West 75.70 feet; thence North 31° 36'40"East 6443 feet, thence North 58°11'20" West 60 00 feet to a point of curve, thence Northerly along a curve to the left 38 13 feet, said curve having a central angle of 54°36'40", a radius of 40 00 feet, tangents of 20.65 feet and a long chord of 36 70 feet bearing North 4°18'20"East to a point of tangent, thence North 23°00'00"West 43 55 feet, thence North 58°11'20"West 147 66 feet, thence South 31° 36'40"West 125 00 feet, thence North 59°17'33"West 97 30 feet; thence North 58°44'00"West 87 34 feet to a point on the Westerly boundary of the said SE 1/4 of the NE1/4 of Section 11, also said point bears North 0° 36'00 East 267 98 feet along the said Westerly boundary of the SE I/4 of the NE I/4 of Section II from the Southwest corner of the said SE I/4 of NE I/4 of Section II, thence North 76°52'29" East 191 47 feet; thence North 26°25'00" West 196 17 feet to a point on the Southerly right of way line of Shaw Mountain Road, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 55 of Deeds at pages 634,635 and 636; thence continuing along the said Southerly and Easterly right of way lines of Shaw Mountain Road the following courses and distances North 76°56'00" East 34 07 feet; thence North 51°41 '00" East 69 41 feet; thence North 41°26'00" East 59 96 feet; thence North 14°11'00" East 114 59 feet; thence North 13°14'00" West 263 08 feet; thence North 34° 59'00" West 291 78 feet; thence North 15°01'00"East 34 35 feet; thence North 57° 31'00" East 194.63 feet to a point on the Northerly boundary of the said SEI/4 of the NEI/4 of Section 11, also said point bears South 89°18'00" East 189.07 feet along the said Northerly boundary of the SE1/4 of the NE1/4 of Section 11 from the Northwest corner of the said SE1/4 of NE1/4 of Section II, thence leaving the said Easterly right of way line of Shaw Mountain Road South 89°18'00" East 315.96 feet along the said Northerly boundary of the SEI/4 of NEI/4 of Section 11 to a point on the Southerly right of way line of said Shaw Mountain Road, thence continuing along the said Southerly right of way line of Shaw Mountain Road the following courses and distances: South 31°59'00" East 22.63 feet; thence South 25°14' 00"East 104.00 feet; thence South 46°59'00" East 60.29 feet; thence South 64°09'00" East 58.28 feet; thence South 78°24'00"East 57 41 feet; thence North 87°42'10"East 61 35 feet; thence North 61°36'00"East 62.85 feet; thence North 39°21'00"East 62.34 feet; thence North 15°06'00"East 109.77 feet to a point on the said Northerly boundary of the SE1/4 of the NE1/4 of Section 11; thence leaving the said Southerly right of way line of Shaw Mountain Road South 89°18'00" East 411.39 feet along the said Northerly boundary of the SE1/4 of the NE1/4 of Section II to a point marking the Northeast corner of the said SEI/4 of the NEI/4 of Section II, thence South 88° 55'10"East 218.00 feet along the Northerly boundary of the said SW1/4 of the NW1/4 of Section 12; thence South 19°00'00"East 125.00 feet; thence North 84°00'00"East 65.00 feet; thence South 30°30'48"East 117.78 feet; thence South 40°00'00"East 50.00 feet; thence South 50°00'00"West 35.00 feet; thence South 30°46'06"East 110.59 feet; thence South 0°11'40"West 816.28 feet; thence North 89°48'20"West 5.02 feet along a line Northerly of and Parallel to the said Southerly boundary of the SE1/4 of NE1/4 of Section 11; thence South 0°11'40" West 140.06 feet to the point of beginning, AND ALSO: Beginning at the stone monument marking the Southeast corner of the SEI/4 of the NEI/4 of Section 11; T. 3N., R.2E., B.M., Boise, Ada County, Idaho; thence North 89°48'20" West 1,310.86 feet along the Southerly boundary of the said SE1/4 of the NE1/4 of Section 11 to an iron pin marking the Southwest corner of the said SEI/4 of the NEI/4 of Section 11, thence North 0°36'00" East 526 37 feet along the Westerly boundary of the said SEI/4 of the NEI/4 of Section II to a brass cap on the Northerly right of way line of Shaw Mountain Road, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 55 of Deeds at pages 634,635, and 636, also said point being the Southeast corner of Aldape Heights, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book II of Plats at page 582 and also said point being the REAL POINT OF BEGINNING; thence along the following courses and distances to iron pins continuing North 0°36'00"East 58422 feet along the said Westerly boundary of the SE1/4 of the NE1/4 of Section 11, which is also the Easterly boundary of said Aldape Heights, to a point on the Westerly right of way line of Shaw Mountain Road, also said point bears South 0° 36100" West 218.57 feet along said Westerly boundary of the SEI/4 of the NEI/4 of Section II from the Northwest corner of the said SEI/4 of the NEI/4 of Section II, thence along the said Westerly and Northerly right of way lines of Shaw Mountain Road the following courses and distances: South 34°59'00"East 226.36 feet; thence South 13º14'00"East 236.92 feet; thence South 14º11'00"West 85.41 feet; thence South 41º26'00"West 40.04 feet; thence South 51°41'00" West 50.59 feet; thence South 76°56'00" West 105.76 feet to the point of beginning, comprising a total net acreage of 47 20 acres, more or less.

The streets as shown on this plat of Foothills East No. I are hereby dedicated to the use of the public, and the easements indicated on said plat are not dedicated to the public but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements. Lot 16, Block 1 of this Plat is hereby dedicated to the use of the Public as a Public Park Site.

Building and Occupancy Restrictions, see Instrument No. \_\_\_\_\_of Miscellaneous Records, Ada County, for Building and Occupancy Restrictions filed on the \_\_\_\_\_day of \_\_\_\_\_,1973,in the office of the Ada County Recorder, Boise, Idaho.

IN WITNESS WHEREOF, We have hereunto set our hands this <u>2.3</u> day of  $\frac{M_{awa}}{M_{awa}}$ , 1973.

Danmor Development, Inc. 10 an Martiner, President T. Dan Mortimer, President Edo S. Pavloff, Executive Vice President



STATE OF\_\_\_ COUNTY OF \_\_\_\_\_ADA

23 day of Alach, 1973, before me, the undersigned, a notary public in and for said State, pesonally appeared T. Dan Mortimer, to be the President, and Leo S. Pavloff, known to me to be the Executive Vice President of Danmor Development Inc., the within instrument and acknowledged to methat such company executed the same.

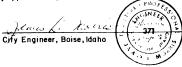
WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above

xpires JUNE 20 1476

Paling & Dickik Notary Bublic for Bur Idain.

### APPROVAL OF CITY ENGINEER

I, J.L. Morris, City Engineer in and for the City of Boise, Ada County, Idaho, hereby approve this plat of the Foothills East No. I.



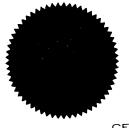
### CERTIFICATE OF ENGINEER

I, D Michael Preston, do hereby certify that I am a professional engineer, licensed by the State of Idaho, and that this plat of Foothills East No. I as described in the Certificate of Owners and the attached plat was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

had Theston Michael Preston

### APPROVAL OF CITY COUNCIL

I, Joseph F. Foster, City Clerk in and for the City of Boise, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_,1973, this plat of Foothills East No. I was duly accepted and approved.



Joseph F. Foster, City Clerk, Boise, Idaho

### CERTIFICATE OF COUNTY SURVEYOR

I, Elmer E. Soniville, Registered Engineer for Ada County, Idaho, hereby certify that I have checked this plat of Foothills East No. I, and find that it complies with the State of Idaho Code relating to plats and surveys.

27 April 1973

Elmer E. Soniville, County Surveyor

COUNTY RECORDER'S CERTIFICATE

### Instrument No. 844341

STATE OF IDAHO ) SS

Deputy Fee \$ 5.00

Cloure Q. Slater

Sendary restriction in force under Title 50, Unapter 13, Idaho Lode.

Senitary restriction removed under Title 50, Chapter 13, Idaho Code ET RUCK OF DEAN MUTCH