

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME AID Insurance Building FIELD# SR-01

STREET 1845 S Federal Way RESTRICT

CITY Boise VICINITY COUNTY CD 1 COUNTY NAME Ada

SUBNAME N/A BLOCK SUBLOT ACRES 4 LESS THAN

TAX PARCEL S1022120912 UTMZ 11 EASTING 564419 NORTHING 4826298

TOWNSHIP 3 N_S N RANGE 2 E_W E SECTION 22 NW 1/4, 1/4 NE 1/4

QUADRANGLE Boise South OTHERMAP

SANBORN MAP SANBORN MAP# PHOTO# Digital

PROPERTY TYPE Building CONST/ACT1 Original Construction ACTDATE1 1970 CIRCA1

CONST/ACT2 Addition ACTDATE2 1984 CIRCA2

ASSOCIATED FEATURES building TOTAL # FEATURES 1

ORIGINAL USE Commerce/Trade WALL MATERIAL CONCRETE

ORIGSUBUSE office building FOUND. MATERIAL CONCRETE

CURRENT USE Education ROOF MATERIAL OTHER

CURSUBUSE school OTHER MATERIAL

ARCHSTYLE Other:NeoFormalism PLAN Rectangular CONDITION Good

NR REF # NPS CERT ACTIONDATE FUTURE ELIG DATE

DIST/MPLNAME1 DIST/MPLNAME2

Individually Eligible Contributing in a potential district Noncontributing Future eligibility
Not Eligible Multiple Property Study Not evaluated

CRITERIA A B C D CRITERIA CONSIDERATION A B C D E F G

AREA OF SIGNIF Commerce AREA OF SIGNIF Architecture

COMMENTS See continuation sheets below for additional information and illustration.

PROJ/RPT TITLE N/A SVY DATE 3/19/20 SVY LEVEL Intensive

RECORDED BY Kerry Davis, PSLLC PH 816-225-5605 ADDRESS 1007 E. Jefferson Street, Boise, ID 83712

SUBMITTED PHOTOS NEGS SLIDES SKETCH MAP

SVY RPT # IHSI# SR-01

***** FOR ISHPO USE ONLY *****

MS RPT # SITS#

IHPR # HABS NO. ID- HAER NO. ID- REV#

CS # IHSI# REF NR REF# 2 REV# REF

SVY RPT# 1 SVY RPT# 2 SVY RPT# 3 MS RPT# 1 MS RPT# 2

ADD'L NOTES aka 1741 or 1745 Federal Way.
MORE DATA ATTACH

Table with 3 columns: REV#, SITS#, IHSI#

OF PHOTOS NEGBOX# # OF SLIDES SHPO DETER DETER DATE

INITIALED ENTRY DATE REVISE1 REVISE2 REVISE3

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME IHSI#
FIELD# COUNTY NAME
OTHER NAME
COUNTY CD CITY VICINITY
UTM REF2 UTM REF3 UTM REF4

OTHER MATERIAL2 CULTAFFIL AGENCYCERT
SIGNIFDATE SIGNIFPERIOD SIGNIFPERSON
ARCH/BUILD ARCHPLANS TAXEASE TAXCERT
OWNERSHIP PROPOWN
MORE DATA ATTACH

DOCSOURCE

ADD'L NOTES

COMMENTS

PHOTO LOG IHSI# REF INITIALED DATEENTERED

SKETCH

| | |
|-------|-------|
| IHSI# | _____ |
| SITS# | _____ |
| REV# | _____ |

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME IHSI#

FIELD# COUNTY NAME

COMMENTS:

See continuation sheets below for additional information and illustration.

ATTACH

| | |
|-------|-------|
| IHSI# | _____ |
| SITS# | _____ |
| REV# | _____ |

1845 Federal Way – AID Insurance Building

STATEMENT OF ELIGIBILITY AND SIGNIFICANCE

The AID Insurance Building is individually eligible under both Criterion A and C, in the areas of Commerce and Architecture, respectively. It has historic associations with patterns of commercial development on the Boise Bench during the second half of the twentieth century. Furthermore, the building is significant as a good and rare example of the Neo-Formalism style in Boise.

BUILDING HISTORY

The building at 1845 Federal Way opened in October 1970 as the Boise headquarters of AID Insurance Services of Des Moines, Iowa. The \$300,000 building, built by Gramkow Construction Company, reflects the 1969 design by Bush and Wilson of Boise.

Based in Des Moines, Iowa, Allied Mutual Insurance Company rebranded as AID Insurance Services in June of 1968. Among its nationwide affiliates, the Idaho affiliate, Snake River Mutual Division, began in Idaho Falls as the Snake River Mutual Fire Insurance Company before World War II and moved to Boise in 1953 before its later acquisition/affiliation by the Iowa company.



Idaho Statesman, September 28, 1969

The firm's previous offices at 715 Grove in downtown Boise were acquired in 1969 for demolition and redevelopment by the Boise Redevelopment Agency, the city's urban renewal organization.¹ A brief timeline of construction activity follows:²

September 18, 1969: building permit filed by Allied Mutual Insurance Group for construction of an office building at 1845 Federal Way

September 28, 1969: *The Idaho Statesman* reported that the 13,000 square foot building would be comprised almost entirely of precast stone and concrete and would house 60 employees of the insurance company.

1984: The addition of the rear (west) half of the building completed.

c.1990: Parking lot expanded to the west

¹ The original, downtown building at 715 Grove would have stood where the back of the Grove Hotel is now – just east of the Grove Plaza.

² Photos of the new building are located in the *Idaho Statesman* photo collection at the Boise State Special Collection. Due to recent local and federal guidance regarding drastically limiting movement outside one's home, review of these photographs was not possible at the time of study. Should rehabilitation and/or National Register nomination be undertaken in the future, it is strongly recommended these photographs be consulted.

1845 Federal Way – AID Insurance Building



Aerial view, 1986 (courtesy City of Boise GIS)

BUSH-WILSON ARCHITECTS

Robert Lee Bush (1923-1995), a native of Hugo, Oklahoma, moved with his family to Durango, Colorado, by 1940. At the time of his 1942 WWII enlistment, he was in Denver, Colorado, working for Mountain States Telephone Company. By the early 1950s he lived in Twin Falls, later moving to Boise by 1960, where he worked as an architect in his own private practice. Among his early designs were:

- JB's Big Boy, Boise, 1966-67
- Towncrest Manor, Twin Falls, 1968-69

The partnership of Bush Wilson Architects formed in 1968 and maintained offices at 1301 S. Capitol Blvd. Tom Martin Wilson (born 1939), a native of Buhl, received his architecture degree in 1962 from Idaho State College (now Idaho State University in Pocatello). During his time in partnership with Bush, Wilson was appointed to the National Housing committee of the American Institute of Architects in April 1971.

Selected known works by the partnership: (all are in Idaho unless otherwise mentioned)

- Twenty 7-11 stores statewide in Idaho, 1969
- Big Bun Restaurant, Boise, 1969
- Mountain States Telephone Company, addition, Wendell, 1969
- Idaho First National Bank, Weiser, 1970
- AID Insurance Services building, Boise, 1970
- Bill Workman Ford Co., Twin Falls, c.1970
- Student Housing, College of Southern Idaho, Twin Falls, c.1971
- Sierra Life Insurance Company, Twin Falls, 1973
- Homedale Retirement Development, Homedale, 1973-74
- Unidentified buildings for the City of Garden City, 1973-76

In 1973, Ray Crowder, a University of Idaho graduate and City of Boise Planning Department employee, joined the partnership, and it became known as Bush Wilson Crowder Architects.

The partnership had dissolved by 1980, at which time Robert Bush continued as a solo architect. Among his designs during this time was Smith's Food King in Twin Falls (1980). The historic record suggests Wilson Architectural, still in business in Boise, may be a successor firm.

1845 Federal Way – AID Insurance Building

GRAMKOW CONSTRUCTION

William Frank Gramkow (1909-1993), a native of Idaho and the son of German immigrants, worked as a carpenter in Boise prior to WWII. Shortly after WWII, he went into partnership with Frank Kloefer, and Kloefer and Gramkow Construction was in operation from at least 1948 through at least 1953. By 1956, Gramkow had joined into partnership with Henry Miller to form G&M Construction Co., which remained in business until at least 1960. By the late 1960s the historic record suggests that William's son, Neil (1934-1988), had taken the lead of Gramkow Construction.

Selected known works:

- VA Dining Hall, Boise, c.1948
- Butte High School addition, Arco, 1950
- ITD District 3 Headquarters, Ada County, c.1955
- Taft Elementary School, Boise, 1960
- JB's Big Boy, Boise, 1966-67
- Nampa Medical Center addition, Nampa, c.1971
- Central Trades Council Building, 225 N 16th St., Boise, 1973

DESCRIPTION

This one-story building has a flat roof and rectangular footprint. It stands ~20' tall and has no basement. The building's primary elevation faces east onto Federal Way. The primary elevation is three symmetrical bays wide, defined by a center projecting entrance porch flanked on each side by bands of ~34 tall narrow vertical recesses delineated by engaged piers.

The primary east portion (~84'x150') dates to 1970 and has a double 'Tee' roof system. The west (rear) portion (~60'x150') dates to 1984 and has a steel truss and metal deck roof system.

Among the character-defining features present include:

- The distinctive, projecting entrance porch
- The overall pre-cast concrete construction
- The projecting cornice featuring decorative pre-cast fascia panels conveying a flowing curtain-like motif in relief
- The set back with forward parking lot.
- The tall, narrow fixed windows between a minority of the pre-cast engaged piers
- The location at the edge of the bench overlooking the Boise River valley

The only apparent exterior alterations since the original construction is the compatible rear addition, and alterations to site plan, which include: loss of some of the original island fronting Federal Way (altered when the roadway was widened); enlargement of the rear parking lot and installation of a park/playground; and alteration of the original sidewalk design fronting the building, which was modified to make way for several additional parking spaces and an access ramp.

Interior access was not available at the time of field survey.

1845 Federal Way – AID Insurance Building

INTEGRITY DISCUSSION

This property possesses all seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. More specifically:

Location: This property has not been moved, and thus integrity of location is intact.

Setting: The historic setting is intact, communicated by means of its location at the crest of the bench, integral parking lot, and surrounding residential neighborhoods.

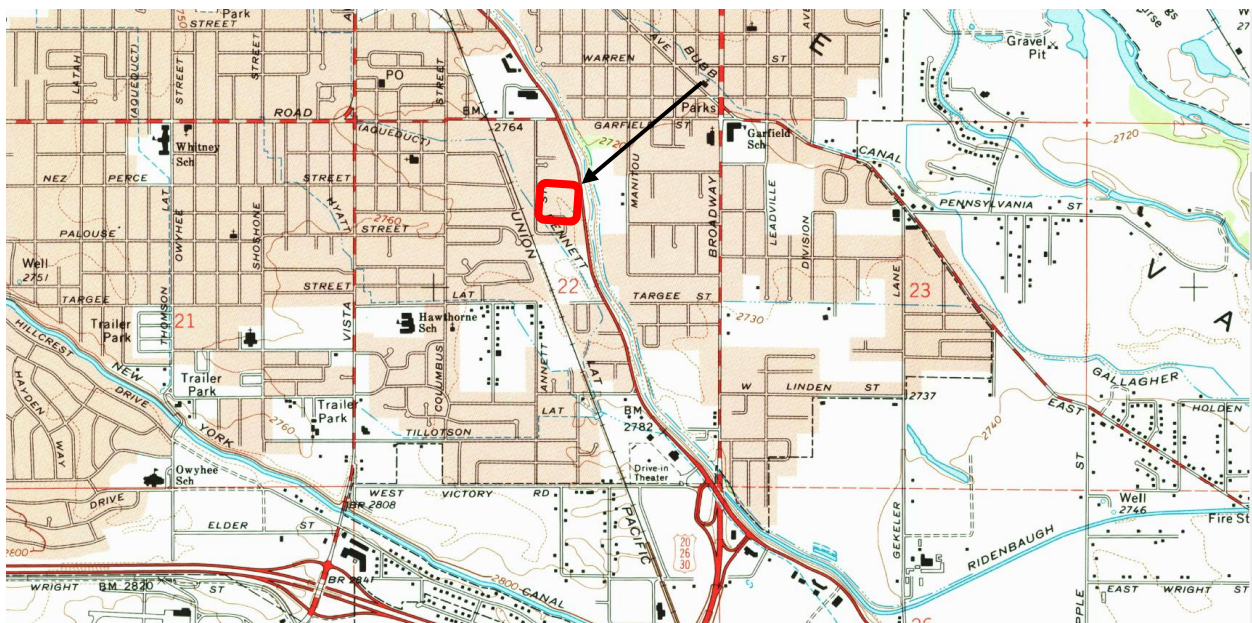
Design: This property retains its original design, conveyed by means of its one-story height, flat roof, fenestration, entrance porch, and distinctive cornice/parapet treatment.

Materials: Integrity of historic materials is present, particularly conveyed by means of the character-defining large-aggregate pre-cast concrete walls assembled to convey long rows of alternating vertical piers and recessed niches, some of which contain dark-tinted fixed windows units.

Workmanship: Character-defining elements of workmanship are evident, particularly relating to exterior materials.

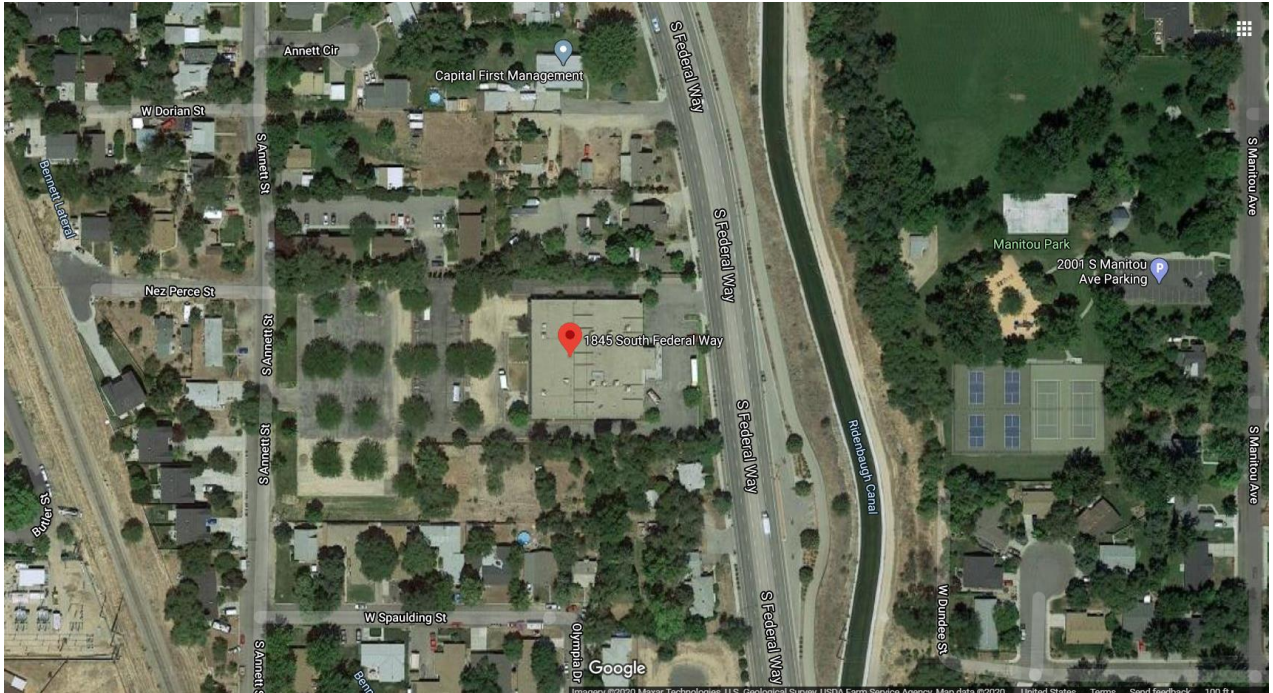
Feeling: The property's integrity of feeling is present in the cumulative effect of the property's design, materials, and workmanship, conveying a sense of past time and place.

Association: The association between this building with its adjacent parking lot and neighboring buildings is intact.



Boise South, 7.5' 1972 (1976)

1845 Federal Way – AID Insurance Building



Setting and Site, 2020



View NW, November 2019

1845 Federal Way – AID Insurance Building

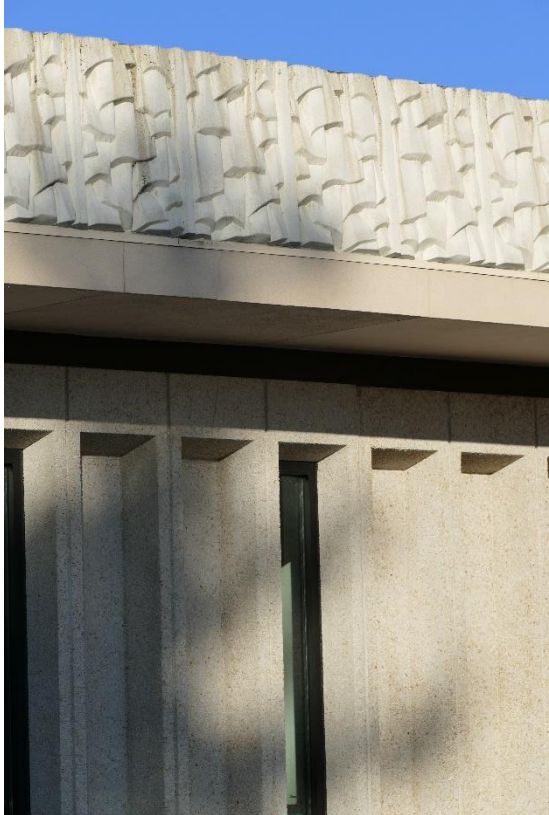


View W, November 2019



View W, November 2019

1845 Federal Way – AID Insurance Building



**View NW of entrance porch (at left) and detail view of cornice/parapet detail (at right)
November 2019**



View SE, March 2020

1845 Federal Way – AID Insurance Building



View NW of South Elevation, March 2020



View N of South Elevation, March 2020