

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
March 17, 2015 10:00 a.m.

A G E N D A

I. **CALL TO ORDER**.....Chairman Hale

II. **AGENDA CHANGES/ADDITIONS**.....Chairman Hale

III. **ACTION ITEM**

A. **CONSIDER: Hayman House Archaeological Dig**Shellan Rodriguez

B. **CONSIDER: 5th and Idaho Mixed Use Project – Participation Program Designation**.....Shellan Rodriguez

C. **CONSIDER: Old Boise Streetscape – Contractor Acquisition of Historic Street Lights**.....Mary Watson

IV. **INFORMATION/DISCUSSION ITEMS**

A. **1401 W Idaho RFP/Q Update**.....John Brunelle

B. **Preservation Idaho Hayman House Proposal**.....John Bertram, Preservation Idaho

C. **The Afton**Shellan Rodriguez

V. **EXECUTIVE SESSION** Deliberate regarding acquisition of an interest in real property which is not owned by a public agency [Idaho Code 67-2345(1)(c)] Communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code 67-2345(1)(f)]

VI. **ADJOURN**

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N. 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529)



AGENDA BILL

Agenda Subject: Proposed Archaeological Dig – Ash Street Properties		Date: 3.17.2015
Staff Contact: Shellan Rodriguez	Attachments: 1) Map 2) Proposal	
Action Requested: Direct Staff to work with Dr. Mark Warner and William A. White to achieve their goals to complete a public archaeology dig on CCDC owned property.		

Background:

CCDC owns a series of parcels along Ash Street (see attached map). The Erma Hayman House, constructed in 1907, is intact and is one of the few remaining original residents in the River Street Neighborhood. It was the home of an African American family, the Hayman's, from the 1930s until the 2000s.

William White approached the CCDC to complete a public archaeology project on the site. Mr. White is completing his PhD in Anthropology at the University of Arizona and received his Master's degree from U of I and his Bachelor's degree from BSU. He is collaborating with a number of higher education groups and is interesting in holding a six-week archaeological field school sponsored by the University of Idaho on our site. It will include a public component to allow visitors and volunteers to take part in real time fieldwork. His project includes an oral history component allowing students to conduct interviews with former residents of the neighborhood and collected data will be available to the general public. Excavations are proposed throughout the site and his goal is to learn more about life in the historic neighborhood.

This is an opportunity to collaborate **at no cost** with parties that we may not otherwise have opportunities to work with. Given the nature of the project and the site's location this project could attract media coverage and be a public relations opportunity for the Agency. Here is a link to a video that highlights a similar project completed at the Basque Cultural Center - https://www.youtube.com/watch?v=fxHNsN_IaZ0.

The risks to CCDC are minimal based on research completed to date. If CCDC is to move forward CCDC would require all necessary protections in place including proof of insurance and hold harmless agreements before moving forward. Additionally, the CCDC will not permit the property to go on the National Historic Register without further action from the Board.

According to Mr. White the following individuals and groups have endorsed the project: Senator Cherie Buckner- Webb, Jerome Mapp, affiliates of Boise City Arts & History, BSU, University of

Idaho, College of Western Idaho, ID State Historic Preservation Office, Idaho Archaeological Society and the ID State Archives.

Fiscal Notes:

There is no financial request and therefore no fiscal impact to CCDC besides staff time.

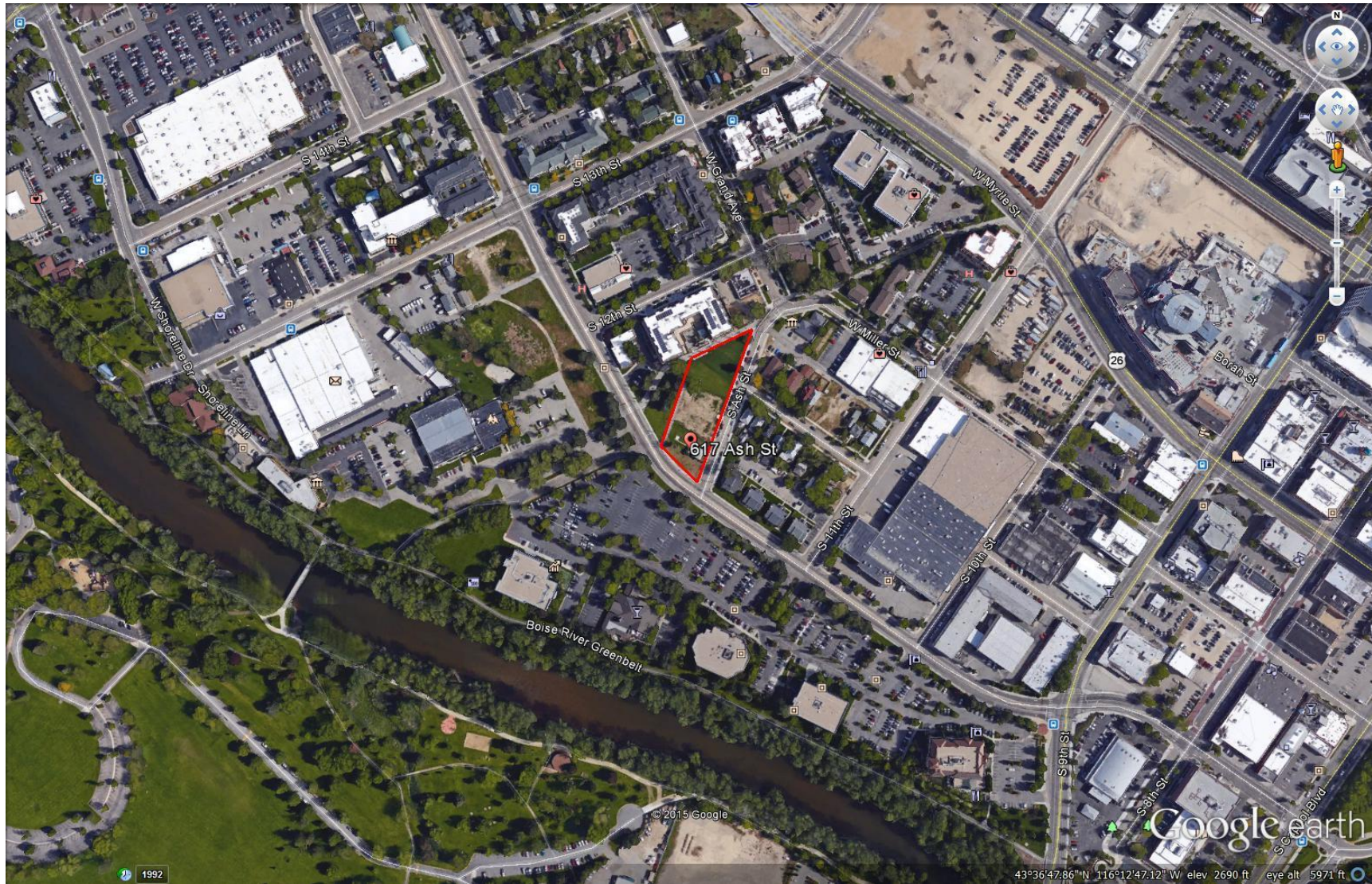
Staff Recommendation:

Staff recommends working with Dr. Mark Warner and William A. White to achieve their field study goals contingent upon all proper documentation and confirmation that the site will not be registered on the national historic register.

Suggested Motion:

I move to authorize CCDC staff to allow the proposed River Street Public Archaeological Project on CCDC Ash Street properties to occur during the Summer of 2015 contingent upon the final negotiation and execution of all documentation deemed necessary by staff including but not limited to hold harmless agreements, a curation agreement and proof of proper insurance.

MAP OF SITE



Proposed River Street Public Archaeology Project Summary



Introduction and Project Summary—River Street Public Archaeology Project (RSPAP)

The Erma Hayman House at 617 Ash Street in Boise, Idaho has been identified as an excellent location to host a historical archaeology field school and public archaeology project (Figure 1). This dwelling was occupied by the African American Hayman family from the 1930s until the 2000s and is one of the most intact African American homes in Boise. Previous research has already noted the historical importance of this house, which has played a central role in the Capitol City Development Corporation's (CCDC) decision to acquire the building and real property. The Erma Hayman house is currently owned and administered by the CCDC. Permission from the CCDC is necessary before any archaeology can be conducted at this property.

The Hayman House is in the River Street Neighborhood, a location that has long been known as Boise's largest African American neighborhoods. Previous researchers have revealed that the River Street Neighborhood was home to a multi-ethnic community composed of immigrants from around the world, Euroamericans, as well as African Americans (Demo 2006; Osa 1981; River Street Digital History Project 2015). Former residents have explained that the neighborhood was a refuge for Boise's non-whites and was a place where families of various families lived in equanimity.

While archival and ethnographic research has been conducted on the neighborhood, the place has not been investigated through archaeological research. Archaeology is the scientific study of the human past through its material remains. It is both a social and an environmental science that explores past human-environment interactions and interactions between different social groups. The discipline uses a variety of data sources, including artifacts, to not only provide a history of the past but a link to contemporary issues with past activities.

The project will primarily focus on the Hayman property but would also would test other areas on the block administered by the CCDC. The block was a multi-ethnic neighborhood.

The goal of the project is threefold:

- 1) Use archaeology to explore how several of Boise's minority community lived in the early twentieth century – creating new histories for many who are historically invisible.
- 2) Provide a unique opportunity for the public to learn and participate in archaeology. Previous excavations in the city have had as many as 1,000 visitors in a two week period.
- 3) Raise awareness of the many histories that are in Boise, sharing with people the power of oral history and how objects can tell unique stories about the past.

Proposed River Street Public Archaeology Project Summary

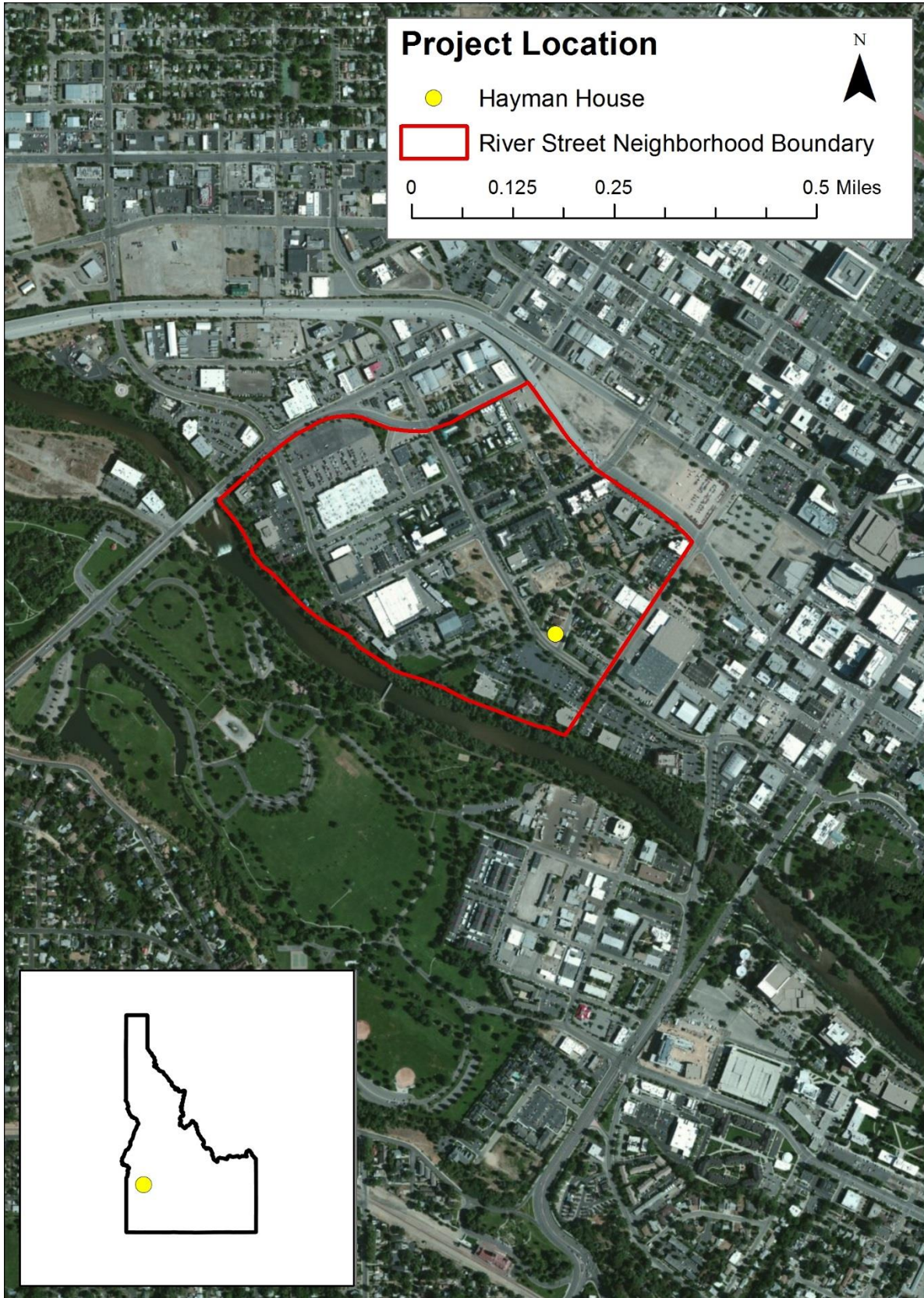


Figure 1: Project Location

Proposed River Street Public Archaeology Project Summary



Figure 2: Proposed Archaeological Excavation Locations

Proposed River Street Public Archaeology Project Summary

The proposed archaeology project will include:

- A six-week archaeological field school sponsored by the University of Idaho,
- A public archaeology component that will allow visitors and volunteers to experience archaeological fieldwork in real-time,
- An oral history component allowing students to conduct interviews with former residents of the neighborhood,
- A comprehensive analysis and reporting of all project findings that will meet the standards of the Idaho State Historic Preservation Office (SHPO), and
- An online component that will make the collected data available to the general public.

As planned, the project would include three excavation components (Figure 2):

1. Formal archaeological excavations on the Erma Hayman House parcel. This would be the primary focus of the field school and would be the location of a field laboratory for artifacts.
2. Exploratory excavations to search a parcel north of the Hayman House where the first Basque hand ball court in Boise has been reported to have been.
3. Exploratory excavations to determine the presence or absence of archaeological materials on parcels to the north and south of the Hayman House. This component will require the excavation of small holes called shovel probes to determine the extent of soil disturbance and the nature of archaeological remains in these areas, if any.

Excavations at the Erma Hayman House are the main priority. Another priority is exploring the area where the Basque handball court has been reported is a major research interest of the Boise Basque Museum and will be conducted if permission to access that parcel is granted. The exploratory excavations on adjacent parcels north and south of the Hayman House will only be conducted if we can gain permission to access these areas and if there is enough time.

The proposed project has strong endorsement from a number of Idahoans including state Senator Cherie Buckner-Webb and former Boise City Councilman Jerome Mapp. Additionally, affiliates of the Boise City Department of Arts and History, Boise State University, University of Idaho, College of Western Idaho, Idaho State Historic Preservation Office, Idaho Archaeological Society, and the Idaho State Archives have also shown their support. Finally, a substantial number of former River Street Neighborhood residents have participated in previous research and have endorsed the proposed project.

This work builds upon and expands two previous public archaeology excavations in Boise at the Cyrus Jacobs-Uberuaga Boarding House in 2012 and at Ft. Boise (current VA grounds) in 2014, projects that generated substantial local and national media coverage. Urban archaeology in Boise has investigated Euroamerican, Chinese immigrants, and Basque-related sites. African American households and businesses in Boise have yet to be researched through archaeological method and theory. And, we have yet to compare the differences between these groups using archaeological method and theory. The River Street Public Archaeology Project fills this data gap.

Project History and Activities:

The project was conceived through conversations with African American former residents of the neighborhood and professors at the University of Idaho and College of Western Idaho. The descendant community is keenly interested in reclaiming what is left of its heritage before it is lost to urban development. Idaho higher learning institutions desire to forge training and research opportunities for their students and professors. An extensive archival research and oral history project sponsored by the

Proposed River Street Public Archaeology Project Summary

Boise City Department of Arts and History and the Charles Redd Center for Western Research at Brigham Young University was conducted in 2014 as part of the River Street Digital History Project (RSDHP) (<http://www.riverstreethistory.com/>). The RSDHP was a collaboration between the descendant community, scholars at Boise State University and the University of Arizona, several archival repositories in Boise.

The proposed archaeological project builds upon the RSDHP and will include archaeological excavations at the Erma Hayman House in the River Street Neighborhood at 617 Ash Streets. The Hayman House was owned by African Americans from the 1930s until the 2000s and is one of the few remaining historical buildings in River Street. Adjacent to the rear of the Hayman House property is the site of the first Basque handball court in Boise. Excavations will focus on recovering material culture and stratigraphic information from the house property and the handball court, which are both on property owned by the CCDC. The archaeology project will fuse ethnography and historiography with archaeological data in order to evaluate Euroamerican/ African Americans dynamics and racial identity formation in a racially polarized society.

The archaeology project is a collaboration between a number of Idaho archaeologists, higher learning institutions, and volunteers. The core of the project is a 6-week-long archaeological field school administered by the University of Idaho's Department of Anthropology under the direction of Dr. Mark Warner and William A. White, III. Field school students will use cutting-edge data collection equipment, be exposed to current field methods, and have an opportunity to help an overlooked local community record its own history. Students from the College of Western Idaho, under the direction of Professor Nikki Gorrell, will participate in the excavations and, if possible, conduct additional oral history interviews. Idaho Transportation Department archaeologist and Idaho Archaeological Society member Marc Munch has pledged volunteers, equipment, and materials in support of the excavations.

Financial support for this project will be gathered from a number of different sponsors including the John Calhoun Smith Fund at the University of Arizona, Confluence Center for Creative Inquiry, the University of Arizona Graduate and Professional Students Council (GPSC), and University of Arizona School of Anthropology. Idaho Humanities Council funding is being requested in order to cover pay for a field director, a laboratory director, and some materials not covered under other grants.

The project will include a six-week field effort that will be conducted by a crew of at least 12 archaeological technicians during the summer of 2015 (see Figure 1). Archaeological investigations will be designed to collect stratigraphic data and recover artifacts from the Hayman House, adjacent property to the north where a Basque handball court is believed to have been located, and several properties to the northwest and southeast where at least six additional dwellings existed as early as 1912 (Figure 2). On the Hayman House parcel, excavations will focus on discovering a privy identified on historical maps and recovering additional material culture from across the parcel (see Figure 2). The Basque handball court will be identified through the excavation of a northeast-southwest—trending hand trench in the place where it is depicted on a 1912 Sanborn Map (see Figure 2). A shovel probe grid will be excavated across the parcels that lie northeast of the Hayman House in order to reveal site-specific stratigraphy and assess artifact density. Probes in this area will also be positioned in order to ground-truth architectural features illustrated on historical maps including outbuildings and houses. Probes will also be used to evaluate disturbed sediments outside the Hayman parcel (see Figure 2). All identified features will be sampled in order to leave portions of the archaeological materials intact for future exploration. All archaeological data, including GPS points, units, features, artifacts, samples, and photographs, will be recorded using a tablet computer-based provenience designation (PD) system. Excavations will take three to four weeks.

Proposed River Street Public Archaeology Project Summary

Artifacts will be cleaned, cataloged, and prepared for curation according to guidelines established by the Idaho Historic Preservation Office (IHPO). In order to expedite artifact processing and provide a visual display for site visitors, a field laboratory will be set up near the excavation area. Artifact processing will be initiated during the field effort and will continue throughout the field effort. Artifact analysis and any additional artifact preparation will be conducted at the Alfred W. Bowers Laboratory of Anthropology at the University of Idaho. Upon completion of excavation, archaeologists will use the remaining two weeks to write unit summaries and prepare artifacts for curation.

As the excavations will be conducted on property administered by the CCDC, a curation agreement will be signed with the property owner prior to excavations with the understanding that the collected artifacts will be curated at an Idaho State repository. The resulting collection will be donated to the State of Idaho by the CCDC. Digital data, including but not limited to GIS files, photographs, and project reports, will be curated on the Digital Archaeological Record (tDAR), making them available to a wider audience of archaeologists, students, and other researchers. The RSDHP website will serve as the project's main public information platform. Excavation results, photographs, and social media posts about the project will be disseminated through this website. Project participants and site visitors will play a central role in creating content and spreading the news about the project through the website and social media.

In addition to documents and videos disseminated on a project website, the a technical report summarizing the project's goals, activities, and findings of the field effort will be recorded in an end-of-fieldwork report that will be submitted to the CCDC by December, 2015. A formal archaeological data recovery report and filed with the CCDC and the State of Idaho by December, 2016. Copies of both reports will also be submitted to the Idaho Humanities Council and the Idaho State Historic Preservation Society Archives in Boise. Synthesis of the archaeological, historical, and ethnographic data will be incorporated into my PhD dissertation. Efforts will be taken to publish a vernacular version of the project for local distribution and the dissertation will be distilled for publication through an academic press.

Nothing like this has been conducted in the City of Boise before. Historical documents and oral histories on the River Street Neighborhood are unique interpretations of what life was like for the neighborhood residents, but archaeological data allows us to fill in the gaps between what is remembered, what has been recorded, and what has been forgotten. This landmark project is an opportunity for the City of Boise to reclaim the hidden heritage of an overlooked multi-racial community.

Project Personnel:

Dr. Mark Warner, Chair, Department of Sociology and Anthropology, University of Idaho

William White, (M.A. University of Idaho), Ph.D. Student, School of Anthropology, University of Arizona

Dr. Jill Gill, Graduate Director, History Department, Boise State University

Nikki Gorrell, (M.A. Boise State), Anthropology Instructor, College of Western Idaho

William White was born and raised in Boise. He graduated from Borah High School (1997), Boise State University (2001), and earned his Master's Degree in Anthropology at the University of Idaho (2004). He is a project archaeologist who has over a decade of experience conducting historical archaeological projects across the United States. Currently, Mr. White is a PhD student at the University of Arizona. Dr. Mark Warner is a historical archaeology professor at the University of Idaho and has served as principal investigator on a number of urban historical archaeology projects in Boise, Idaho. His experience also

Proposed River Street Public Archaeology Project Summary

includes collaboration with Native American tribes and ethnic communities, most notably the Basque community in Boise. Dr. Jill Gill is a public historian that is currently conducting research for a forthcoming publication on African American/Euraoamerican dynamics in the State of Idaho and has previously collaborated on the River Street Digital History Project. An experienced public historian, Gill will help collect and interpret oral history interviews with the descendant community. Nikki Gorrell is a cultural anthropology instructor at the College of Western Idaho who worked for five years in an educational capacity at the Basque Museum and Cultural Center in Boise, Idaho. She has facilitated public archaeology projects by providing student volunteers at the Cyrus Jacobs-Uberuaga House and the Fort Boise public archaeology projects. Along with her students, Gorrell is keenly interested in helping collect and interpret oral history interviews with River Street descendants and will provide cultural anthropological technical advice.

Project Liability:

We will work with the CCDC to create waiver forms for field school students, volunteers, and site visitors. All project participants will be expected to sign liability release forms before participation in the project. The specific language will be worked out between the appropriate risk management specialists.

Funding Sources:

A range of different funding sources have already contributed to the RSDHP including the University of Arizona, the Boise City Department of Arts and History, and the Charles Redd Center for Western Studies at Brigham Young University. Funding for the archaeology component will also come from various sources. In addition to previous sponsors, potential sources include the John Calhoun Smith Fund at the University of Idaho, the Confluence Center for Creative Inquiry at the University of Arizona, the University of Arizona Graduate and Professional Students Council (GPSC), and the School of Anthropology at the University of Arizona.

Financial assistance from the CCDC will not be solicited, but will be greatly appreciated.

Project Materials:

This project will produce a large amount of digital data (photographs, GIS files, and word processor files), artifacts, and several printed reports. Copies of the final report will be sent to the Idaho Humanities Council, the State Historic Preservation Office, the University of Idaho, and Boise State University. A vernacular account of the excavations will be turned into a PDF eBook that can be downloaded from the River Street Digital History Project website.

There is a demonstrated track record of public interest in historical archaeology in Boise. Recent public archaeology projects conducted by the University of Idaho at the Cyrus Jacobs-Uberagua House and Fort Boise enjoyed almost 1,500 visitors to the excavations along with 1,600 volunteer hours. It is probable that this project will have even better attendance as the fieldwork will be conducted during the summer when a greater number of Boiseans have free time.

How does the CCDC Benefit:

The CCDC will directly benefit from the public outreach and publicity efforts that will strive to reach out to the local community and inform the public about the unique role this location played in Boise's history. Existing research on River Street's history has already reached the international stage through presentations on the digital history project that have been given in Boise, Seattle, Quebec City, Canada. It is also expected that there will be considerable interest on the part of the local and regional media. Previous excavations in Boise were widely reported upon in newspapers, TV and radio.

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Publicity for this project will strive to reach as wide an audience as possible with an emphasis on people, organizations, and schools in southwestern Idaho. Online advertisement for this project will include reaching out to bloggers, ezines, and other online venues that target historic preservation and archaeology. The project will also be advertised on listservs and websites dedicated to public history as a means of spreading the word among other historical researchers. The existing RSDHP website will serve as a platform for informing the public about the project. Search engine optimization (SEO) techniques for the archaeology project will be applied to the RSDHP website in order to help searches for the archaeology project rise to the top of search engines such as Google and Yahoo. Guest articles will be written for other heritage conservation, historic preservation, and archaeology-related websites in an effort to increase website traffic and reach out to archaeologists around the world. In addition to the website and blog, social media outlets, specifically Twitter, LinkedIn, and Instagram, will also be used to spread information and reach interested publics around the world. A special hashtag will be created for this project, which will help it be more visible online.

Within the local area, a press release will be sent to local newspapers and magazines. Nationally published archaeology-specific magazines will also be contacted and the project will be advertised on their blogs or print publications. Flyers will be distributed throughout the Boise area and a poster will be created advertising the project. Letters will also be written to groups with a specific interest in the River Street Neighborhood including St. Paul Baptist Church and the South Side of the Tracks Kids association a descendant community group. The project will reach out directly to former River Street residents and they will be encouraged to identify other former residents about the project. Finally, local public school history and science teachers will be contacted by email and informed of the project's dates.

Conclusion:

Idaho's heritage has been built upon the contributions of individuals from diverse racial and ethnic backgrounds. Despite the fact that Euroamericans have historically comprised the majority of the state's population, important groups of African Americans, Asian immigrants, Basque, and European immigrants have played an essential role in the social development of urban centers across the state. This rich, diverse heritage has not been captured through the lens of archaeology in Boise where a small number of historical archaeology projects have been conducted. The Erma Hayman House provides an unparalleled opportunity to teach university students and the general public about what life was like for working class Boiseans in a multi-ethnic neighborhood.

Permission from the CCDC to work on this property is the only action necessary to make this landmark project a reality. We hope this permission can be granted.

Sincerely,

Dr. Mark Warner and William A. White, III

Proposed River Street Public Archaeology Project Summary

References

Demo, Pam

2006 *Boise's River Street Neighborhood: Lee, Ash, and Lover's Lane/Pioneer Streets, the South Side of the Tracks*. Ms., Department of Anthropology, University of Idaho, Moscow.

Osa, Mateo

1981 *Summary of Lee Street Neighborhood*. Report 93. Document on file at the Idaho State Historic Preservation Office, Boise.

River Street Digital History Project

2015 About the River Street Digital History Project. <http://www.riverstreethistory.com/about-the-river-street-digital-history-project/> Accessed January 13, 2015.

At the University of Arizona

Collaborating with Native American consultants to create an Ethnographic Assessment of Theodore Roosevelt National Park, ND and excavations at Glacier National Park, MT

At WestLand Resources, Inc.

Field director responsible for identifying, recording, and documenting dozens of historic properties across Arizona since April, 2012

At Statistical Research, Inc.

Project director for local, state, and federal government projects in Arizona, California, Nevada, and Washington State

At Northwest Archaeological Associates, Inc.

Historical archaeologist specializing on ethnicity and urbanization in Washington State and Idaho

Professional Affiliations

- Register of Professional Archaeologists (15769)
- Society for Historical Archaeology
- Society for American Archaeology

Brief Biography

Historical archaeologist with 10 years of supervisory archaeological, archival research, and ethnographic experience across the United States. Author of over 50 of historical contexts, cultural resource surveys, and archaeology reports. Contributor to numerous projects involving descendant communities and oral history in Washington, Arizona, Virginia, Nevada, Illinois, and Idaho. Published author and project director well-versed in archaeological fieldwork, anthropological research, and technical writing. One of the few folks of African descent born and raised in Boise, Idaho.

Personal Characteristics

- **Prolific:** Principal author, co-author, or contributor to numerous cultural resources reports, project scopes, research designs, proposals, National Register eligibility recommendations, historical contexts, and building documentations.
- **Unstinting:** Has used strong technical writing and research skills to help record and document historical experiences of previously uninvestigated communities. Has volunteered as a docent and site interpreter in order to disseminate historical and archaeological information to the general public.
- **Adept:** Experience conducting oral history interviews and archival research for a range of projects in different regions of the United States.

Professional Experience

Research Assistant, Bureau of Applied Research in Anthropology, University of Arizona, Tucson (2013–Present)

Archaeology Field Director, WestLand Resources, Inc., Tucson, Arizona (2012–Present)

Project Director- Archaeology, Historic Department, Statistical Research, Inc., Tucson, Arizona (2009–2012)

Docent, Northwest African American Museum, Seattle, Washington (2008–2009)

Staff Historical Archaeologist, Northwest Archaeological Associates, Inc., Seattle, Washington (2006–2009)

Senior Archaeological Technician, George Washington's Fredericksburg Foundation, Fredericksburg, Virginia (2005)

Archaeological Crew Chief, National Science Foundation-Research Experiences for Undergraduates Program, New Philadelphia, Illinois (2004)

Archaeological Technician, Idaho Transportation Department/ University of Idaho, Nez Perce and Lewis Counties, Idaho (2004)

Teaching Assistant, University of Idaho, Moscow, Idaho (2002–2005)

Education

PhD Student: Anthropology, University of Arizona (2013–Present)

Master of Arts: Anthropology, University of Idaho (2005)

Bachelor of Arts: Anthropology, Native American Studies Minor, Boise State University (2001)

Select Academic and Research

- 2014 *Memoryscapes, Whiteness, and River Street: How African Americans Helped Maintain Euroamerican Identity in Boise, Idaho*. Unpublished paper presented at the 2014 Society for Historical Archaeology, Quebec City, Canada. Currently under revision for submission to *Historical Archaeology*.
- 2010 *Uniqueness in the Midst of Diversity: Ethnogenesis in Historical-Period Tucson, Arizona*. Unpublished paper presented at the 2010 Society for Historical Archaeology Conference, Fernandina Beach, Florida.
- 2010 *Deathways and Lifeways in the American Southwest: Tucson's Historic Alameda-Stone Cemetery and the Transformation of a Remote Outpost into an Urban City. Volume 3: History and Archaeology of the Joint Courts Complex Postcemetery Period, 1875-2006* (co-author), edited by Marlesa A. Gray and Karen K. Swope. Submitted to the Pima County Cultural Resources and Historic Preservation Office, Tucson, Arizona. Technical Report 10-97. Statistical Research, Tucson, Arizona.
- 2009 *The Archaeological Dimensions of Race and Ethnicity at Japanese Gulch, Mukilteo, Washington*. Unpublished paper presented at the 2009 Northwest Anthropological Conference, Newport, Oregon.
- 2008 *A Kindergarten at the Camp: Japanese Women and Children in Mukilteo, Washington*. Unpublished paper presented at the 2008 Society for American Archaeology Conference, Vancouver, British Columbia, Canada.
- 2008 *Results of Data Recovery and Site Evaluation at the Japanese Gulch Site, 45SN398, Mukilteo, Washington* (co-author with Sharon A. Boswell and Christian J. Miss). Prepared for SoundTransit, Seattle, Washington and the Port of Everett, Washington. Northwest Archaeological Associates, Inc., Seattle, Washington.
- 2005 *Race and Consumption on the Western Frontier: Investigations of a Black Household in Frontier Illinois*. M.A. Thesis, University of Idaho, Moscow, Idaho.
- 2005 *Race and Consumption on the Western Frontier: Investigations of a Black Household in Frontier Illinois*. Unpublished paper presented at the Society for Historical Archaeology Conference, York, United Kingdom.

Select Projects

- 2014 Archival document digitization and oral history publication to online format for the River Street Digital History Project (<http://www.riverstreethistory.com/>).

Select Publications

- 2014 Just What the Doctor Ordered: Mass Spectrometry Analysis of Historical Medicines from Downtown Tucson. Submitted to *Historical Archaeology*; currently under revision.
- 2012 The Legacy of Industrialization: Archaeology at Contaminated Sites with Potentially Hazardous Artifacts. *SHA Newsletter*, Spring.

WARNER, Mark S.

CURRICULUM VITAE

University of Idaho

NAME: Warner, Mark S.

DATE: June, 2014

RANK OR TITLE: Associate Professor of Anthropology and Department Chair

DEPARTMENT: Sociology and Anthropology, 1110

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FAX: (208) 885-2034

EMAIL: mwarner@uidaho.edu

EDUCATION BEYOND HIGH SCHOOL:

Ph.D., Anthropology, 1998, University of Virginia. Dissertation: Food and the Negotiation of African-American Identities in Annapolis, Maryland and the Chesapeake

M.A.A., Applied Anthropology, 1990, University of Maryland, College Park

B.A., Anthropology and Government, 1984, Beloit College

EXPERIENCE:

Teaching and Research Appointments:

Associate Professor, 2004-present, Department of Sociology and Anthropology University of Idaho.

Visiting Professor, 2013. USAC Exchange Program. Universitat d'Alacant, Alicante, Spain

Associate Director, University Honors Program, 2004-2008, University of Idaho.

Assistant Professor, 1998-2004, Department of Sociology, Anthropology, and Justice Studies, University of Idaho.

SCHOLARSHIP ACCOMPLISHMENTS:

Books/Journal Volumes Authored or Edited:

Eating in the Side Room: Food, Archaeology and African American Identity. University Press of Florida, Gainesville, Florida. (ms in press).

Historical Archaeologies of the American West. Mark Warner and Margaret Purser, eds. University of Nebraska Press, Lincoln, NE. (ms accepted for publication, final ms submission fall 2014)

Living in Cities' Revisited: Trends in Nineteenth and Twentieth Century Urban Archaeology. Mark S. Warner and Paul R. Mullins, eds. Thematic issue of *Historical Archaeology*. 42 (1) 2008.

Annapolis Past: An Historical Archaeology of Annapolis, Maryland. Paul A. Shackel, Paul R. Mullins, and Mark S. Warner, eds., University of Tennessee Press, Knoxville, Tennessee. 1998.

Articles and Book Chapters:

Public Archaeologies in the West: A Case Study from Boise, Idaho. Mark Warner, Jessica Goodwin, Tracy Schwartz, Amanda Biemann, Tim Mace, Stacey Camp. *Journal of Northwest Anthropology* (in press, publication date fall 2014).

"The Wild, Mild West: Settling Communities and Settling Households in Turn of the Century Idaho." In *Historical Archaeologies of the American West*. Mark Warner and Margaret Purser, eds. University of Nebraska Press, Lincoln NE (ms accepted for publication)

"Chemical Analysis of Gunpowders Recovered in an Archaeological Excavation in Sandpoint, Idaho." Alicia Freeman, Margaret Clark, Mark Warner, Ray von Wandruszka. *Idaho Archaeologist* 35(1): 1-5.

"Chemical Identification of Materials Recovered from an Archaeological Excavation in Sandpoint, Idaho." Michael A. Spinner, Adeline M. Lustig, Mark Warner, Ray von Wandruska. *Journal of the Idaho Academy of Science* 47(1):29-53. 2011.

"Cats here, cats there, cats and kittens everywhere" (but not in Cincinnati): An Urban Extermination." In *Living in Cities' Revisited: Trends in Nineteenth and Twentieth Century Urban Archaeology*. Mark S. Warner and Paul R. Mullins, eds. Thematic issue of *Historical Archaeology*. 42(1): 11-25, 2008.

WARNER, Mark S.

“Revisiting ‘Living in Cities’: An Introduction.” Paul Mullins and Mark S. Warner In *Living in Cities Revisited: Trends in Nineteenth and Twentieth Century Urban Archaeology*. Mark S. Warner and Paul R. Mullins, eds. Thematic issue of *Historical Archaeology*. 42 (1): 1-4, 2008.

“Building Ties: The Collaboration between the Miami Nation and Archaeology.” Mark S. Warner and Daryl Baldwin. In *Places in Mind: Archaeology as Applied Anthropology*. Paul A. Shackel and Erve Chambers, eds. pp. 137-152, Routledge, London, 2004.

“‘The Best There Is of Us:’ Ceramics and Status of African-American Annapolis.” In *Annapolis Pasts: An Historical Archaeology of Annapolis, Maryland*. Paul A. Shackel, Paul R. Mullins, and Mark S. Warner, eds., pp. 190-212, University of Tennessee Press, Knoxville, Tennessee. 1998.

“Introduction, the Archaeology in Annapolis Project.” Paul A. Shackel, Paul R. Mullins and Mark S. Warner. In *Annapolis Pasts: An Historical Archaeology of Annapolis, Maryland*. Paul A. Shackel, Paul R. Mullins, and Mark S. Warner eds., pp. iv-xxxiii University of Tennessee Press, Knoxville, Tennessee. 1998.

“Can an African-American Historical Archaeology be an Alternative Voice?” Mark P. Leone, Paul R. Mullins, Marian C. Creveling, Laurence Hurst, Barbara Jackson-Nash, Lynn D. Jones, Hannah Jopling Kaiser, George C. Logan, Mark S. Warner In *Interpreting Archaeology: Finding Meaning in the Past*. Ian Hodder, et al., eds., pp. 110-124. Routledge, London. 1995.

Selected Popular and other Professional Publications:

“Sandpoint Archaeology Project Final Report” Nine volumes prepared by SWCA Environmental Consultants for Idaho Transportation Dept., James Bard, Robert Weaver, Mark Warner PIs.

“Why I Gave Away My *American Antiquity*: Some Thoughts on the Relationship Between Historical Archaeologists and *American Antiquity*.” The SAA Archaeological Record 2009 9(2): 6-7.

“Commodification,” “Ethnographic Analogy,” “Folk Typology” (three essays) *Encyclopedia of Historical Archaeology*. Charles E. Orser, Jr., ed. pp. 118-119, 185-186, 215-216, Routledge: London. 2002.

“Ham Hocks on Your Cornflakes: Examining the Role of Food in African-American Identity.” *Archaeology* 54(6): 48-52, 2000.

Author or Co-Author on 23 technical reports.

Author of 56 conference papers or other invite public presentations.

PI on grants and contracts totaling \$717,254.00

Selected Professional Service:

External Program Reviewer. North Idaho College Anthropology Program, 2014.

Member Board of Directors, Society for Historical Archaeology 2010 - 2013

Editorial Board *Idaho Archaeologist* 2009- present

Co-organizer 48th Annual Meeting of the Society for Historical Archaeology. Seattle, WA 2015

Peer Reviewer: *American Anthropologist*, *Historical Archaeology*, *Journal of Archaeological Method and Theory*, *Journal of Archaeological Research*, *Southeastern Archaeology*,

Journals and Agencies: Blackwell, Harper Collins, Left Coast Press, Mayfield Publishing, University of Idaho Press, University Press of Florida, West Publishing Co., Earthwatch Institute, National Geographic Foundation, National Science Foundation, U.S. Department of Energy.

Awards/Misc:

Preservation Idaho Orchid Award for Cultural Heritage Preservation, 2014

University of Idaho Excellence in Teaching Award, 2006

University of Idaho Alumni Award for Excellence, (8 time honoree)

Organized and lead fundraising to establish the Roderick Sprague Endowment 2011, (over \$35,000 raised to date)



AGENDA BILL

Agenda Subject:		Date:
T2 and T4 Participation Program Designation for the property located on the NEC of 5 th and Idaho Street (site of Gibson's Funeral Home).		3/17/2015
Staff Contact:	Attachments:	
Shellan Rodriguez	1) Site location map	
Action Requested:		
Designate project as potential T2 and T4 Participation Program and direct staff to further investigate project details and further negotiate and finalize terms of those Agreements for future Board Approval.		

Background:

The developer/ owner includes Clay Carley, Tim Gibson, Dean Pape and Peter Oliver. They have been working diligently on their plan regarding the redevelopment of their project site located on the Northeast corner of 5th Street and Idaho Street within Old Boise and within CCDC's River Myrtle-Old Boise Urban Renewal District. The development team has been working with GGLO Architects to master plan some of their controlled properties in Old Boise and they been meeting with CCDC staff on regular basis to determine how best to bring their vision for their properties to fruition. CCDC wishes to encourage and facilitate residential development within the District.

Since conversations began the developer has gained control of the entire site, completed building massing, obtained initial cost estimates and has submitted a financing application for HUD permanent financing.

Project Summary:

- 84 residential apartments, 1:1 parking ratio (tuck under/ below grade)
- 3,000+ s.f. of retail
- 6,000+ s.f. public plaza, with public easement

The developer has requested CCDC participation for the following improvements:

- Streetscapes – Est. \$300,000 in a T4 Participation Agreement
- Public Easement and Associated Public Plaza Improvements as a T2 Agreement not to exceed \$750,000. Although the project is only in preliminary design stage, the developer understands a public easement would be placed on the property, likely to the benefit of either CCDC or the City and the portion of the property will be designed and programmed to the benefit of the public. The owners will be responsible for maintenance.

The project preliminarily scores between 150 and 160 points and is therefore considered a Tier 1 project and is eligible to receive up to 80% of the actual increment received over a 4 year period.

Fiscal Notes:

The reimbursement for streetscapes as a Type 4 Public-Private Project Coordination Project are estimated to be \$300,000 with final payments based on actual expense. This amount is currently included in our CIP Budget and is being bid as a bid alternate at this time.

Potential Reimbursement for a public urban plaza with improvements and extension of public utilities including geothermal as a Type 2 General Assistance Grant. The participation will be the lesser of eligible costs or the maximum allowable participation as determined by the participation program. The initial estimate is between \$330,000 and \$420,000 in eligible costs would be available for reimbursement.

Staff Recommendation:

Designate the project to incorporate the streetscapes as a T4 Public Private Coordination Project and the other public improvements, if desired, as a T2 General Participation Grant. Direct staff to negotiate and finalize terms of those agreements for future Board Approval.

Suggested Motion:

I move to Designate the streetscapes of this project as a potential T4 Public Private Coordination Project.

I move to designate the public open space and any eligible utility costs as a T2 General Assistance project.

Attachment 1 – MAP





AGENDA BILL

Agenda Subject: Old Boise Streetscapes – Contractor Acquisition of Historic Street Lights		Date: March 17, 2015
Staff Contact: Mary Watson	Attachments: <i>none</i>	
Action Requested: Direct staff to take steps to amend the Invitation to Bid for the 2015 River Myrtle-Old Boise District Streetscape Project to add historic street lights to the list of street furnishings to be supplied by the contractor.		

Background:

On March 9, 2015, the CCDC Board of Directors considered the submission of bids for historic street lights for the 2015 Streetscape Projects. Thereafter the Board voted to reject all bids and directed rebidding of the historic street lights after information was received about NRTL product safety-certifications and confusion about the description of the item in the Invitation to Bid.

Approximately 40 historic street lights are needed in total for the Agency’s River Myrtle-Old Boise and Westside Streetscape Projects (two separately-bid projects). On March 11, 2015, CCDC issued the first Invitation to Bid for the River Myrtle-Old Boise (RMOB) Streetscape Project to the two construction companies that were pre-qualified to bid. The bid deadline is Thursday, April 2, 2015, with Board selection of a contractor expected at the regular meeting on April 13, 2015.

Staff requests the Board allow the contractor chosen for the RMOB Streetscapes Project to supply the appropriate number of historic street lights as part of the contractor-supplied street furnishings. Currently the Bid Invitation specifies that the bricks, street trees, and most of the Silva Cells will be contractor-supplied. If the Board approves this request, staff will issue an addendum to the Bid Invitation asking the two pre-qualified companies to include contractor-supplied historic street lights in their sealed bids.

The anticipated construction schedule for the RMOB Streetscapes is condensed and coming up very quickly, with its start date of early May. Staff believes this requested approach to acquiring street lights for the RMOB Streetscapes Project helps to keep the project on its best schedule due to the amount of time needed to bid, order, and receive the historic street lights for installation by the contractor.

The Invitation to Bid for the Westside Streetscape Project is anticipated to issue later in June with construction slated to begin in August – so staff has much more time to bid, order, and receive historic street lights for installation by the chosen contractor for the Westside Streetscapes Project. The action requested today is only with regard to acquisition of historic street lights for the RMOB Streetscapes; Agency staff is prepared to issue a formal bid invitation for sealed bids for historic street lights for the Westside Streetscapes Project.

Suggested Motion:

I move that we direct staff to take steps to amend the Invitation to Bid for the 2015 River Myrtle-Old Boise District Streetscape Project to add historic street lights to the list of street furnishings to be supplied by the contractor.



**1401 WEST IDAHO STREET
REDEVELOPMENT PROPERTY**

SNAPSHOT OF THE SUBMITTALS

RFQ/P Key Facts	Gardner Company	Local Construct
Design Concept	Apt/Retail	Apt/Retail
Estimated Hard Costs	\$9,000,000	\$4,000,000
Construction Time Frame (Mo.)	12	9
Time from CCDC Award to Ground Breaking (Mo.)	7	7
Total Sq Ft	80,000	37,000
Residential Units	50	39
Unit Type	1 / 2	1 / 2 / Live Work
Commercial Sq Ft	8,000 (existing bldg)	14,500
# of Parking Stalls	35 ground level	31
Floor Area Ratio (Including Parking)	3.5	1.5
Floors	5	3
Financing	Equity/Debt	Equity/Debt

1401 W Idaho St
SUBMITTAL



CAPITAL CITY
DEVELOPMENT CORP

GARDNER COMPANY

WaterCooler APARTMENTS

'NESTLE' CONCEPT

50 APARTMENTS

35 PARKING STALLS



1401 W Idaho St
SUBMITTAL

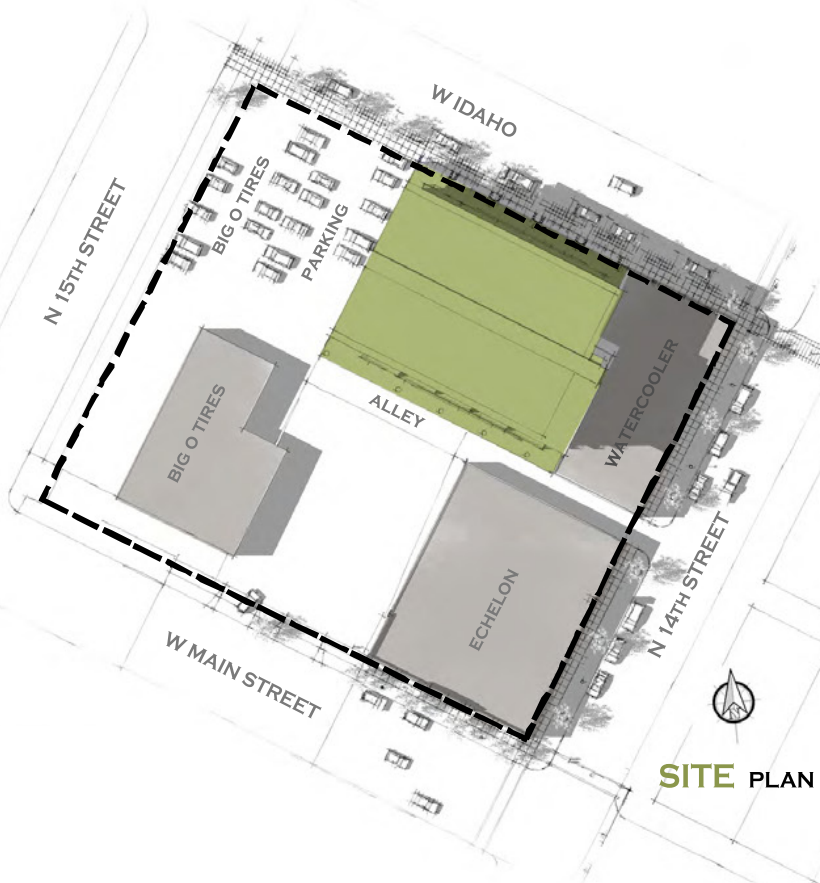


CAPITAL CITY
DEVELOPMENT CORP

GARDNER COMPANY

WaterCooler APARTMENTS

'NESTLE' CONCEPT



SITE PLAN



TENANT ENTRY

1401 W Idaho St
SUBMITTAL



CAPITAL CITY
DEVELOPMENT CORP

LOCAL CONSTRUCT



1401 W Idaho St
SUBMITTAL



CAPITAL CITY
DEVELOPMENT CORP

LOCAL CONSTRUCT





PRESERVATION IDAHO
THE IDAHO HISTORIC PRESERVATION COUNCIL

February 20, 2015

John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street Suite 501
Boise, ID 83702

RE: Preservation Idaho Restoration and Ownership of Hayman House

Dear John:

Preservation Idaho (PI), a 501(c)(3) non-profit organization, established in 1972, would like to offer its experience to Capital City Development Corporation (CCDC) in rehabilitating the Hayman House at 617 Ash Street. PI will solicit and receive contributions (grants, donations, materials, and labor) and then apply those contributions to the adaptive reuse of the Hayman House. PI will collaborate with CCDC to design the project and then oversee the rehabilitation: John Bertram, past President of PI will serve as Project Manager. Trout Architects will prepare the architectural and site plans for the rehabilitation.

Background

Since 1972, Preservation Idaho, a membership driven, volunteer statewide non-profit has been dedicated to preserving Idaho's history thru collaboration, education, and advocacy. Here in Boise our membership has engaged in advocacy efforts that have saved important historic structures including the Empire Building and the old Ada County Courthouse. PI has also undertaken hands-on preservation efforts, overseeing the design and rehabilitation of structures similar to the Hayman House: the 2014 restoration of the 1864 Building 4, the Surgeon's Quarters at the Boise Veterans Administration Medical Center and the rehabilitation of the 1879 Bown House on the Riverside Elementary School campus. The Bown House project was completed in 1993, with the cooperation of the Independent School District of Boise City and now serves as an educational center for teaching Boise's 4th graders Idaho history.

As you know we have been interested in assuring the long-term preservation of the Hayman House for some time. In 2014 PI engaged a consultant to prepare a feasibility study to consider possible options.

Proposed Project Outline

PI is prepared to begin work immediately upon authorization from CCDC, ideally, this coming spring of 2015. PI would install its office in the Hayman House structure to safeguard it and oversee the design, rehabilitation, and management of the project as outlined below:

- **Assemble a restoration team & prepare plans:** Prepare building and site plans and a history of Erma Hayman and the sandstone house. Our current team includes Trout Architects, Keith Jones with AHJ Engineers and Barbara Perry Bauer, historian with TAG Historical Research. We would engage other professionals as the project continues.

Preserving Idaho's historic places through collaboration, education, and advocacy.



PRESERVATION IDAHO

THE IDAHO HISTORIC PRESERVATION COUNCIL

- **Project initiation:** Submit an application for design approvals and permits from Boise City and CCDC. Design, fabricate, and install a temporary construction sign.
- **Archeology investigation:** Partner with the University of Idaho's Department of Sociology and Anthropology, William White, and CCDC to conduct a dig and analysis.
- **Improve exterior surfaces:** Remove paint and clean sandstone and repoint masonry and chimney as needed. Prepare exterior windows, doors, roof eave, and dormer and repaint to its former historic colors(s).
- **Window rehabilitation:** Replace dormer louvers with windows as illustrated in ca. 1970 photo. Replace broken front façade window and re-glaze windows as needed. Replace bathroom and kitchen windows with period windows.
- **Electrical & mechanical systems:** Upgrade electric and mechanical systems to support the building. Install period light fixtures as appropriate.
- **Interior restoration and repair:** Restore interior woodwork trim, repair wall and ceiling surfaces, refurbish front room wood floors and install appropriate floor coverings as needed. Upgrade building's bathroom as a unisex Americans With Disabilities Act (ADA) accessible facility and upgrade the kitchen to serve the buildings future needs. Add additional ceiling insulation and building weather-stripping.
- **ADA accessibility:** Design and install a handicap ramp or lift to make the building accessible.
- **Off-street parking:** Design and construct four parking spaces (one ADA accessible) off the alley and construct a sidewalk connecting to the house. Work with CCDC on various options to accomplish future off-street parking to serve the property and consolidate power poles in the alley.
- **Landscape plan:** Either retain a landscape architect or oversee a landscape competition to design the site including unimproved lot 14 (City of Boise Park & Rec. property) fronting River Street. Site to include patio, small outdoor education space, arbor, replanting of front hedge, etc.
- **Interpretive signage:** Work with the Boise City Arts and History Department to design, fabricate, and install interpretive signage regarding Erma Hayman and the Hayman House.

PI anticipates that CCDC will participate in this project as follows:

- Enter into a written agreement with PI on the nature and extent of the project;
- Undertake any streetscape improvements and address issues related to off-street parking.
- Fund improvements related to accessibility (including ramp or lift), safety, and any electrical/mechanical upgrades that may be needed;
- Maintain responsibility for building insurance, taxes, and yard maintenance.

Ownership

PI understands that CCDC would retain ownership of the structure, however, we propose that with our investment and management of time and effort to raise funds for the project, that within one-

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PRESERVATION IDAHO

THE IDAHO HISTORIC PRESERVATION COUNCIL

year, after substantial progress on the restoration project, we would request property ownership be transferred to Preservation Idaho.

Proposed Use

As stated above, PI will immediately occupy the Hayman House for use as an office. Operated under the direction of a board of directors, action oriented sub-committees; PI currently employs two part time staff (an administrative assistant and a volunteer coordinator). At present our offices are co-located with the National Trust for Historic Preservation at the Bishops' House.

Once the rehabilitation is underway, PI will use the structure to engage its members and interested public in hands-on preservation techniques. Both the Bown House and Surgeon's Quarters projects used volunteers in instructive work-days and we anticipate the same at this property. PI intends to use sustainability principles throughout the rehabilitation and continue to share the message that historic re-use is the "greenest" approach.

We envision that once renovated the house will serve a variety of functions under the name, Preservation Idaho Education Center. Now in its 43rd year, PI engages and educates members through a variety of programming including ArchWalks, Walk About Boise, Heritage Homes Tour, Orchids & Onions awards, the Boise Architecture Project and Idaho Modern among others. Ownership of the Hayman House would enable PI to expand its programming to include preservation workshops, lecture and education series, and other special events including an occasional First Thursday venue.

In addition, PI will continue to partner with The Idaho Black History Museum to further the cultural programming and events related to Erma Hayman and the diverse River Street Neighborhood. Other entities might be interested in using the interior meeting space and a redesigned garden space would also provide additional area to accommodate small education programs and events. PI will consider other possible uses such as a guest house and community resource center on historic preservation and community history.

Public benefit

PI understands that CCDC has an obligation to the public and we submit that this proposal will provide a substantial benefit to the greater Boise community.

- The proposed use will provide a venue for the public to understand and appreciate an important aspect of our history becoming another asset to the Boise Cultural District.
- The restoration and cultural use of this historic property is consistent with the River Street-Myrtle Street Master Plan.
- By collaborating with PI, CCDC will see a savings in expenditures associated with the rehabilitation of the site. The agency will also enjoy an immediate tenant that is willing to cooperate as the neighborhood continues to redevelop.
- PI engages the public in all of its activities, with outreach in all forms of local media and collaboration with many of the local cultural heritage and arts groups.

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- PI has already begun to dedicate funding for this project, seek future grants, and utilize our feasibility study to sustain the project.

Having established a successful model for historic restoration and funding with the Surgeon's Quarters at the VA Medical Center, PI has the expertise and dedication to restore the Hayman House. PI looks forward to presenting our proposal to CCDC staff and Board of Commissioners for approval. Please find attached a number of letters supporting PI's effort to restore this cultural and architectural gem. Please contact Preservation Idaho at your earliest convenience to set up a meeting to move forward on restoring the Hayman House.

Respectfully submitted,

Paula Benson

Paula Benson
Preservation Idaho President

John Bertram

John Bertram
Preservation Idaho President Emeritus

Attachments:

Letters of Support

Preservation Idaho Liability Insurance Certificate

IRS 501(c)(3) non-profit authorization

Erma Hayman history and building floor plan

Photographs of Erma Hayman and 617 Ash Street

Property Description

617 S. Ash Street

Parcel # R5336500061

Lots 12 & 13 Block 1 Lovers Lane Addition

Township/Range/Section: 3N2E10

Property size 52' x 122' - 0.14 acre

Zone; R-ODD

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Department of Veterans Affairs

Medical Center
500 West Fort Street
Boise ID 83702-4598

February 2, 2015

In Reply Refer To:

John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street, Suite 501
Boise, ID 83702

Dear Mr. Brunelle,

We are writing you today to show our support for Preservation Idaho (PI) and their request to help Capital City Development Corporation rehabilitate the Hayman House at 617 Ash Street.

The Boise VA Medical Center had the pleasure of working with Preservation Idaho on restoring historic 'Building No. 4' on our campus, most commonly referred to as the 'Surgeons Quarters'. The building, which was constructed around 1864, had not been in use for many years and required a significant amount of restoration. Preservation Idaho reached out to the Boise VA Medical Center and offered to help restore the historic building using grants, donations, materials and volunteer labor/expertise. After many months of obtaining approval from the Department of Veterans Affairs, we were finally able to accept Preservation Idaho's generous donation to restore historic Building No. 4.

Preservation Idaho showed great patience and poise as we faced the bureaucratic obstacles of working with multiple governmental, non-profit and corporate entities. They were always professional, accommodating and respectful of our organizations missions and priorities. Ultimately, Preservation Idaho is credited with saving historic Building No. 4 on our campus. Had PI not approached the VA with this idea to partner with us, the building would have continued to deteriorate and eventually been demolished. It is evident Preservation Idaho truly believes in preserving history and doing whatever it takes to make that happen. We are thankful and appreciative of Preservation Idaho and ask you to please consider accepting their offer to help restore the Hayman House.

Sincerely,

A handwritten signature in black ink that reads "David Wood".

David Wood, MHA, FACHE
Medical Center Director

University of Idaho
College of Letters, Arts and Social Sciences

Sociology & Anthropology

875 Perimeter Drive MS 1110
Moscow, Idaho 83844-1110

Phone: 208-885-6751
Fax: 208-885-2034
socanth@uidaho.edu

John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street Suite 501
Boise, ID 83702

February 16, 2015

Dear Mr. Brunelle,

I am writing to express my strong support of the proposal being put forth by Preservation Idaho to restore the Erma Hayman House in Boise. My reasons for supporting this project are many. I would like to begin by introducing myself. I am an historical archaeologist and have been a faculty member at the University of Idaho for 16 years. Over the past decade I have been part of half a dozen excavations in Idaho ranging from a multi-year project in Sandpoint Idaho to the recent one week long project in Boise at the former Surgeon's Quarters at Ft. Boise (Now VA property). Prior to coming to Idaho I was also involved in a multi-year project exploring the histories of African Americans in Annapolis, Maryland through archaeology.

Given this background I particularly enthused about the prospect for preserving the Hayman house. Preserving such a structure does wonders for reinforcing a community's fabric and the Hayman property strikes me as a wonderful way to recognize the histories of African American Boise specifically and preserve Boise's heritage in general. Indeed, I would point out that the block that the house sits on was a multi-ethnic community, preserving the Hayman house is one way to hold on to the rich histories of this neighborhood.

As I am sure you are aware there are a number of factors that are coming together that can make this an extraordinary preservation opportunity. The work that Preservation Idaho did last year on the VA grounds is a wonderful example of collaborating to preserve Boise's past. I think the work that Preservation Idaho is doing is excellent and I hope to be able to partner with them again this summer to conduct a public archaeology project in association with them.

Please do not hesitate to contact me if you have any further questions but please share with your peers that I will be gladly working with Preservation Idaho on this project and will support them in any way that I can.

All Best,



Mark Warner

Chair, Department of Sociology and Anthropology



BOISE STATE UNIVERSITY

January 31, 2015

John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street Suite 501
Boise, ID 83702

Dear Mr. Brunelle:

Boise was once a southern-style Jim Crow city of unspoken rules about who could do what and where. The Hayman House at 617 Ash Street recalls the housing patterns of race discrimination. Its preservation might help people understand how race-based planning and zoning politics have colored urban design.

In 1907, when the Hayman House was completed, Ash Street marked the fringe of a low-rent rail-yard district. It was literally the other side of the rail tracks that divided Boise at Front Street. Dirt streets with weedy alleys had small mostly wooden houses for marginalized people such as Asians, Greeks, and Basques. Called Color Town, the Lee-Ash neighborhood housed about 80 African American by the end of the Great Depression. The Haymans of Nampa arrived in the early 1930s. Erma Madry-Hayman lived in the stone-white hipped roof house at 617 Ash Street until her death at age 102 in 2009. Today the house is vacant among empty lots and new construction slated for gentrification.

Preservation Idaho is submitting a practical plan to save the historic landmark. If converted to a teaching center—perhaps like the Bown House at Riverside School—the house might survive as a tribute to what was once the underside of Boise. Surely a landmark like that would complement urban renewal.

Sincerely,

Todd Shallat, Ph.D.
Center for Idaho History and Politics
Boise State University

RICHARD P. MADRY
10883 Reutzell Drive
Boise, Idaho 83709

February 23, 2015

Mr. John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street, Suite 501
Boise, Idaho 83702

Dear Mr. Brunelle,

Please accept this letter as an endorsement of the proposal submitted by Preservation Idaho for the restoration of the Erma Hayman house in Boise. I am Erma's oldest grandson, and was raised by her in that house, and resided there until I was married in 1968. I have been a resident of Boise all of my life, except for the 2 years I spent in the military. As the executor of Erma Hayman's estate, my primary motivation in selling the house to CCDC was that I felt the property would be more likely to exist as an historical artifact of the River Street community. As a representative of Erma's decedents, and a member of the River Street area when it was a vibrant and thriving neighborhood, I think its preservation would be an essential monument of the multi-cultural history of Boise. I am a board member of the Idaho Black History Museum, and I feel it is extremely important to preserve this historical link for descendants of other families that lived in the area.

The Preservation Idaho proposal presents a detailed project plan to rehabilitate the property, and I believe this plan to be totally feasible, given my knowledge of the property's condition. The River Street area currently does not have a representation of the residential density and diversity it once had, and I think this project allows the opportunity to present its historical essence.

My confidence in Preservation Idaho is complete, and their successes with other projects in the Boise area existing testimonials. I intend to volunteer personal time and participation to this project if approved.

Thank you very much for your consideration.

Respectfully yours,

Richard P. Madry

PLANNING AND FACILITY MANAGEMENT

Planning for Your Community's Future

February 18, 2015

John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street, Suite 501
Boise, Idaho 83702

Dear Mr. Brunelle,

I'm writing to express my support of the proposal being put forth by Preservation Idaho to restore the Erma Hayman House in Boise. As a former member of the CCDC and the Boise City Council, I was an advocate for the purchase of the Hyman house for its historic value, as well as, its proximity to the Pioneer Walkway.

This home with its historic sandstone foundation may be the only architecturally historic structure remaining in the River Street area, which was owned by an African-American family, who had deep roots in the City of Boise and the State of Idaho. This structure could be another jewel to the historic value to our community.

If you have any questions, please do not hesitate to contact me.



M. Jerome Mapp, Principal
Planning and Facility Management

1855 Danmore Drive, Boise, Idaho 83712, (208) 866-4433

jerome_mapp_123@q.com

John Brunelle, Executive Director
Capital City Development Corporation
121 North 9th Street Suite 501
Boise, Idaho 83702

Mr. Brunnelle:

I strongly support Preservation Idaho's restoration and ownership of the Hayman House located at 617 Ash Street. I grew up south of the railroad tracks on 15th street and remained there for the first 23 years of my life. This was during a time when most houses outside of the River Street area had restrictive covenants stating that they could only be sold to white people. There was one exception in east Boise where there was one block where negroes owned property on both sides of the street on that one block.

When the Americana Street Bridge was built and traffic was routed through fifteenth Street where once there were houses, several families had to move to other locations. Since then a fairly large number of houses have been torn down and replaced with apartment buildings, medical buildings, a post office and other businesses.

Some of the houses remaining have interesting architectural features and/or designs but the one that stands out the most is the Hayman house with the sandstone exterior. I believe that we need to preserve, conserve and protect buildings of historical significance. The Hayman House should be preserved.

I have faith that Preservation Idaho will do an excellent job of restoring the house and upgrading the site. Another reason this house should be preserved is the character it adds to the neighborhood. Preserving this house means saving on construction costs by using a structure that is already there rather than tearing it down and constructing a new building.

Warner Louis Terrell, III
warnerterrell@cableone.net



CERTIFICATE OF LIABILITY INSURANCE

IDAHHIS-01

AMINTZ

DATE (MM/DD/YYYY)

5/27/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Maury, Donnelly & Parr 24 Commerce St. Baltimore, MD 21202	CONTACT NAME: PHONE (A/C, No, Ext): (410) 685-4625		FAX (A/C, No): (410) 685-3071	
	E-MAIL ADDRESS:			
INSURED Idaho Historic Preservation Council PO Box 1495 Boise, ID 83701	INSURER(S) AFFORDING COVERAGE		NAIC #	
	INSURER A : CNA Insurance Companies		524126	
	INSURER B : Ace Private Risk Services		18279	
	INSURER C :			
	INSURER D :			
	INSURER E :			

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			4030690975	07/01/2013	07/01/2014	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	X					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY	<input type="checkbox"/> PRO-JECT	<input type="checkbox"/> LOC				GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (PER ACCIDENT) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	<input type="checkbox"/>	N/A				OTH-ER
	if yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
B	Volunteer Accident			N04842340	08/15/2013	08/15/2013	E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Capital City Development Corporation is named as Additional Insured.

CERTIFICATE HOLDER**CANCELLATION**

Capital City Development Corporation
 121 N 9th Street
 Suite 501
 Boise, ID 83702

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Internal Revenue Service
EP/EO Disclosure Desk
P.O. Box 2350 Los Angeles, CA 90053

IDAHO HISTORICAL PRESERVATION
COUNCIL INC
P.O. BOX 1495
BOISE, ID 83701

Person to Contact:
F. Mirafior or L. Barragan
Telephone Number:
(213)894-4232
Refer Reply to:
91-759
Date: **OCT 26 1990**

RE: 23-7225385
IDAHO HISTORICAL PRESERVATION
COUNCIL INC

Gentlemen:

This is in response to your request for a determination letter of the above-named organization.

A review of our records indicates that the above-named organization was recognized to be exempt from Federal income tax in FEBRUARY, 1972, as an organization described in Internal Revenue Code section 501(c)(3). It is further classified as an organization that is not a private foundation as defined in section 509(a) of the code, because it is an organization described in section 170(b)(1)(A)(vi).

This letter is to verify your exempt status and the fact that the determination letter issued on FEBRUARY, 1972 continues to be in effect.

If you are in need of further assistance, please feel free to contact me at the above address.

We appreciate your cooperation in this regard.

Sincerely,



Disclosure Assistant

Hayman House Site - River & Ash Streets



Pioneer Corridor's Stone House

Prepared by John Bertram

Built in 1907, the Stone House at 617 Ash Street is a good example of Boise sandstone construction. The rectangular Boise sandstone house was built by a skilled stonemason and owned by Erma Madry Hayman who raised a family and lived there for over 60 years.

The Stone House is a one-story residence constructed two years after the Lover's Lane Addition was platted. The house sits on two 26-foot by-122 foot lots that are formed by the odd shaped triangular block of Lover's Lane and Ash Street. The house measures 25 feet 6 inches wide by 35 feet 6 inches long, approximately 900 square feet. The modest one bedroom residence has a hipped roof with a central hipped dormer that formerly had two attic windows. The symmetrical façade has a recessed porch and squared sandstone corners around the porch columns, windows and doors. A protruding sandstone belt course around the house serves as the window sills for the one-over-one wood windows.

The Stone House provides a connection to the fading River Street Neighborhood of single-family homes. Its scale, shape, and architectural attractiveness strengthens the neighborhood image and creates a sense of place along Pioneer Corridor. Potential re-use opportunities include museum annex, office, retail, housing, or perhaps an artist work-live space.

Well-Crafted Boise Sandstone

The stone dressing of the house illustrates excellent craftsmanship with chiseled square stone corners of the building and its windows, doors, and porch columns, typically done with chisel and mallet. The mortar joints are beaded and in good condition. The sandstone front steps illustrate the dressed stone with a pointed chisel, leaving continuous parallel grooves. The third step has 617 inscribed and the widened top step is finished with vertical grooves.

Madry Hayman Home 1948-2009

The home was occupied by Erma Madry Hayman from 1948 to 2009, 61 years. A resident of the River Street neighborhood since 1927, she first lived on Grand Avenue and later Pioneer Street. She remembers Lover's Lane, later called Pioneer Street, as "an easy way, a quick way to go to town. You can walk uptown in about five minutes. Its funny, things seemed to always centralize on Pioneer Street."

Minimal Alterations

For the most part, the 103-year old house has seen little remodeling or change. The vernacular residential architecture has excellent integrity. Modifications include enclosing the front porch and replacing the dormer windows with louvers. The windows on the west side have been altered. The sandstone has been painted and the wooden shingle roof was re-roofed with composition shingles. The home has an attic and small basement fruit cellar with a gas furnace. The 1912 Sanborn map indicates the property once had a dwelling on the alley, 617½, and an outhouse. A garage on later maps indicates that the auto had arrived. No former out buildings exist today.

This house is significant for its architecture, sandstone craftsmanship, and relationship to Erma Madry Hayman, who resided there for over 60 years. Rehabilitating the home helps recognize a part of the early neighborhood's scale and shape, and provides a visible connection to the neighborhood's history and culture. The porch columns, though currently

Pioneer Corridor's Stone House

Prepared by John Bertram

enclosed would be a key element to re-open the porch and provide an opportunity to return the home's original charm. This porch is where most visitors communicated with Erma as she stood at the screen door.

Erma Madry Hayman 1907-2009

Erma Andre was the twelfth of 13 children born to Amanda Chouteau Dodge and Charles Edward Andre on October 18, 1907, in Nampa, Idaho. The Andre family migrated from Ste. Genevieve, Missouri, to Montana, and then sought work in Nampa, moving there in 1898. It was a strong act for an African American head of household to leave the French-Dutch-German settlement in Missouri and travel west seeking a better life for his large family.

Family Orchestra

Erma grew up and attended school in Nampa, surrounded by her large family who had their own orchestra, in which she played the piano. Her father played the violin and her siblings played various other instruments. The family had one of the first cars in Nampa proving transportation to performances. *Graphic: Erma at piano with family orchestra at 12th Avenue home in Nampa.*

Versatile

Erma Andre was multi-talented. She was an excellent seamstress, making beautiful clothes, and using those sewing skills during the Depression to help support her family. Erma went to secretarial school, but was never able to find a full-time job, most likely due to the racial prejudice at the time, so Erma took a catering course with one of her sisters, made themselves maids uniforms and served parties on Warm Springs Avenue, earning \$1.00 an hour.

Marriage and Family

In 1928 Erma met and married Navy Madry and from this union, three children were born, Barbara, Jeanne, and Frederick. By the time she was 28 Erma was a widow, as Navy Madry died of leukemia at the Veteran's Hospital in 1935, leaving a small pension. Her daughter Jeanne remembers Erma as strict and no nonsense. One year when Jeanne attended Park School on 16th and Main streets, the teacher wanted her to play Aunt Jemima in the school play. Erma marched all the way to the school informing the teacher of her disrespect and she played a ballerina.

Eight years later, in 1943, Erma married Lawrence S. Hayman, a baggage handler for the Union Pacific Railroad. They purchased the Stone House in 1946 and the phone number was 8785-M. He took delight in operating model trains in the garage and grandson Richard Madry played with the trains in the attic when he was growing up. The couple later divorced.

Pioneer Corridor's Stone House

Prepared by John Bertram

Sheet Metal Riveter, Display Window Designer and Neighborhood Council Chair

During World War II, Erma temporarily held a secretarial position but preferred to contribute to the war effort by working as sheet metal riveter, repairing aircraft at Gowen Field. The job she remembered with most affection was designing the display windows for over 20 years, at Lerner Shops a ladies wear shop at 824 Idaho Street. A 2007 *Idaho Statesman* story quoted Erma as "I read anything that had fashion in it. Anything, you got to keep up with it." She retired from Lerner's at 65, but kept working part time for another six or seven years. After her retirement from Lerner's, she worked as a site manager for the senior Meals on Wheels program. She was the consummate care-giver for those needing meal assistance, shopping or a friendly visit.

In 1973-74 Ms. Hayman was chairperson of the River Street Neighborhood Council and led the effort to have ACHD install a traffic signal and crosswalk at 13th and River streets. The active council also worked with the nearby warehouse operators to discourage large trucks from Lee Street.

Erma drove until she was 90. For many years, her 1965 black Ford Falcon was often parked on Ash Street. She loved gardening, sewing and her old house, where she lived to be 102. During her later years she started sanding the interior window trim and sash to expose the original wood finish. Erma also raised her grandson Richard Madry, who became the first African American to graduate from Boise State University after it became a four-year school. Richard Madry was also instrumental in insuring that the Stone House was preserved and its history told.

Treasure of Memories

Erma left a treasure of memories, both in photographs and in an oral interview she gave on December 17, 1980, conducted by Mateo Osa with the Idaho State Historical Society in which she recalled her life in Boise as a black woman. Topics included her family background, housing and service discrimination against African Americans in the 1920s, their difficulties in getting jobs besides housework and with better pay, black churches, Pioneer Street gambling, segregation from uptown establishments, and Senator William E. Borah's porch conversations with the people of Pioneer Street. Audio cassette recordings and transcripts are available at the Idaho State Historical Society (see interview summary).

Erma Madry Hayman Quotes

Longtime resident Erma Madry Hayman remembers a time in the past when the neighborhood was a wonderful place to raise three children and a grandson. *"It was a clean little neighborhood ...everybody owned their own homes. It was a good place to live. There were two neighborhood grocery stores. You could walk to work at Lerner's."*

She remembers Lover's Lane, later called Pioneer Street as *"...an easy way, a quick way to go to town. You can walk uptown in about five minutes. Its funny, things seemed to always centralize on Pioneer Street."*

Pioneer Corridor's Stone House

Prepared by John Bertram

"We had to live here. I tried to buy property other places a long time ago. When they found out I was black, the first thing they'd say was that it was sold."

Senator William Borah lived at the Owyhee Hotel when not in Congress and on warm summer evenings, he enjoyed walking down Lover's Lane to talk with his constituents, black and white men, who were sitting on their front porches. Erma said during an interview in 1980 that Senator Borah *"probably liked the down home atmosphere."*

Erma Madry Hayman Timeline

- 1898 Andre family migrates from Missouri to Montana to Nampa, Idaho.
- 1907 Erma Andre born in Nampa. Stone House built at 617 Ash St. in Boise.
- 1920s Raised in Nampa, played piano in family orchestra, went to secretarial school, took catering course.
- 1927 Moved with family to cottage on south side of Grand Avenue in Boise.
- 1928 Married Navy Madry (lived in Seattle for 4 years); raised three children.
- 1930 Helped support family as a seamstress.
- 1935 Navy died in 1935 of leukemia. Family moved to Pioneer Street.
- 1942 Worked at Gowen Field riveting aircraft.
- 1943 Married Laurence Hayman.
- 1946 Purchased Stone House at 617 Ash Street.
- 1972 Retired from Lerner's at age 65, but worked part time for 7 years (20 years total).
- 1973-74 Chairperson of River Street Neighborhood Council
- 1980s Meals on Wheels Site Manager and Caregiver
- 2009 Erma Madry Hayman died November 2, 2009 at 102 years.
- 2011 Erma Madry Hayman home purchased by Capital City Development Corporation

Lover's Lane

The Stone House alley can tell a host of stories. Just across the alley at 631½ Lover's Lane was Boise's first Basque Fronton Court with two 30-foot high walls for playing handball. Lover's Lane dates back to 1863, connecting the city to the Boise River and McClellan's Ferry until a toll bridge was built in 1867. The angular dirt lane crossed over the railroad right-of-way and through orchards to connect with the homesteads of Dr. William J. Thompson and John McClellan.

McClellan coined Lover's Lane, when his business partner and neighbor married in 1865. Their joint business ventures included the ferry located near South 9th Street. In 1919 the neighborhood petitioned the city to rename the street Pioneer Street. The street was converted to Pioneer Walkway, a pedestrian -bicycle path in 1979, as part of the North Bank Project.

The off-grid configuration of early plats pieced together, converged with Lover's Lane. Angled towards the river from the downtown grid, its oblique footprint remains a landmark on the street pattern. This 147-year-old configuration retains its proximity to the downtown, which allowed residents of the working class neighborhood to easily walk up Pioneer, across the tracks into town. Residents like Andrew Horton, who worked at

Pioneer Corridor's Stone House

Prepared by John Bertram

the Owyhee Plaza Hotel, and others could walk to jobs downtown as bellhops, waiters, and waitresses, barbers, shoe shiners, chefs, maids, janitors, and railroad workers.

Pioneer Corridor continues today in location, function and mode of travel, the same as it began in the earliest days of the city: to connect people in downtown Boise with the Boise River.

Graphic: 1885 Plat of Boise City enlarged

Lover's Lane Addition

S.H. and Emma Cox platted the triangular Lover's Lane Addition on June 30, 1905, with corner stones at key points. The stones also marked the corners and turns of the adjacent 15-to-17 foot wide Lover's Lane. *Graphic:* Lover's Lane Addition plat and 1912 Sanborn Map

Lover's Lanes Across America

Lover's Lanes were popular in many American cities by the turn of the century. Postcards of early Lover's Lanes can be found from Sitka, Alaska, to Kittery, Maine. Popular music in 1908 featured *In Lover's Lane* by the Arthur Pryor's Band on a 78 speed Victor Record. Pat Boone had a Lover's Lane single in the 1950s. Lover's Lane is a generic term for secluded areas where lovers had privacy to express affection, hold hands and embrace. These areas range from secluded rural areas to places with extraordinary views of a cityscape or river bank. *Graphic:* Lover's Lane post cards and record labels

Boise's First Fronton Court at 631½ Lover's Lane

Boise's first fronton or handball court was built by Domingo Zabala in 1910 at 631½ Lover's Lane, directly across the alley from the Stone House. For construction, he borrowed \$1,000 dollars from Jose Eiguren, who purchased it in 1913. With two 30-foot high concrete block walls and a smooth floor, the court resembled those in native Spain. The front playing wall (frontis) was on the south side and the side wall on the east side. Later, Manuel Abeasturi ran the fronton. The area had an early and localized Basque presence, but it was considered too far south and across the tracks from the center of Basque boarding houses on Front and Grove streets. Later the fronton was converted to a bakery for Marcelino Arana, who only made French bread, and delivered it to the Basque homes and boarding houses. Castor Aldecoccea, a Basque wool grower built his house at 502 Ash Street in 1912. Until River Street was extended in 1965 and the court removed, the street ended at Ash and resumed a couple of blocks west. Ash Street was the only street that went all the way down to the Boise River. A fronton court on Boise's Basque Block is still in use. *Graphic:* Sanborn Co. map. *Source:* Alegria, Henry, *75 Years of Memoirs*, Caxton Printers, p.139-140, 1981.

Available Images-See Stone House CD

Andre Auto with Family and Instrument Cases ca. 1920s (Jeanne Young)

Andre Family Orchestra with Erma at Piano, (Erma Hayman)

Erma Madry Hayman at Porch Door, (*The Idaho Statesman* 1-26-05, Joe Jaszewski)

617 Ash with Ford Falcon and Hedge ca. 1970s (J. Bertram)

617 Ash façade, stone detail, porch columns and steps

Drawing of House, Courtesy, Todd Shallot

Sanborn Insurance Co. maps, 1885 Map of Boise, 1890 Lithograph of Boise

The Idaho Statesman

Pioneer Corridor's Stone House

Prepared by John Bertram

November 6, 2009 Obituary
December 12, 2006 Feature story
January 26, 2005 Front-page story
Lover's Lane post cards (12)
Lover's Lane record labels (4)
Lover's Lane sheet music

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Demo, Pam, *Boise's River Street Neighborhood: Lee, Ash, and Lover's Lane/Pioneer Streets The South Side of the Tracks*, Thesis, University of Idaho, Moscow, Idaho, 2006.

Idaho State Historical Society Public Archives and Research Library, Lee Street Oral History Project, OH 563: Hayman, Erma, (narrator) and interviews by Mateo Osa of nine narrators' memories of African Americans in Boise and other Idaho towns during the early and mid-twentieth century, 1980-1981.

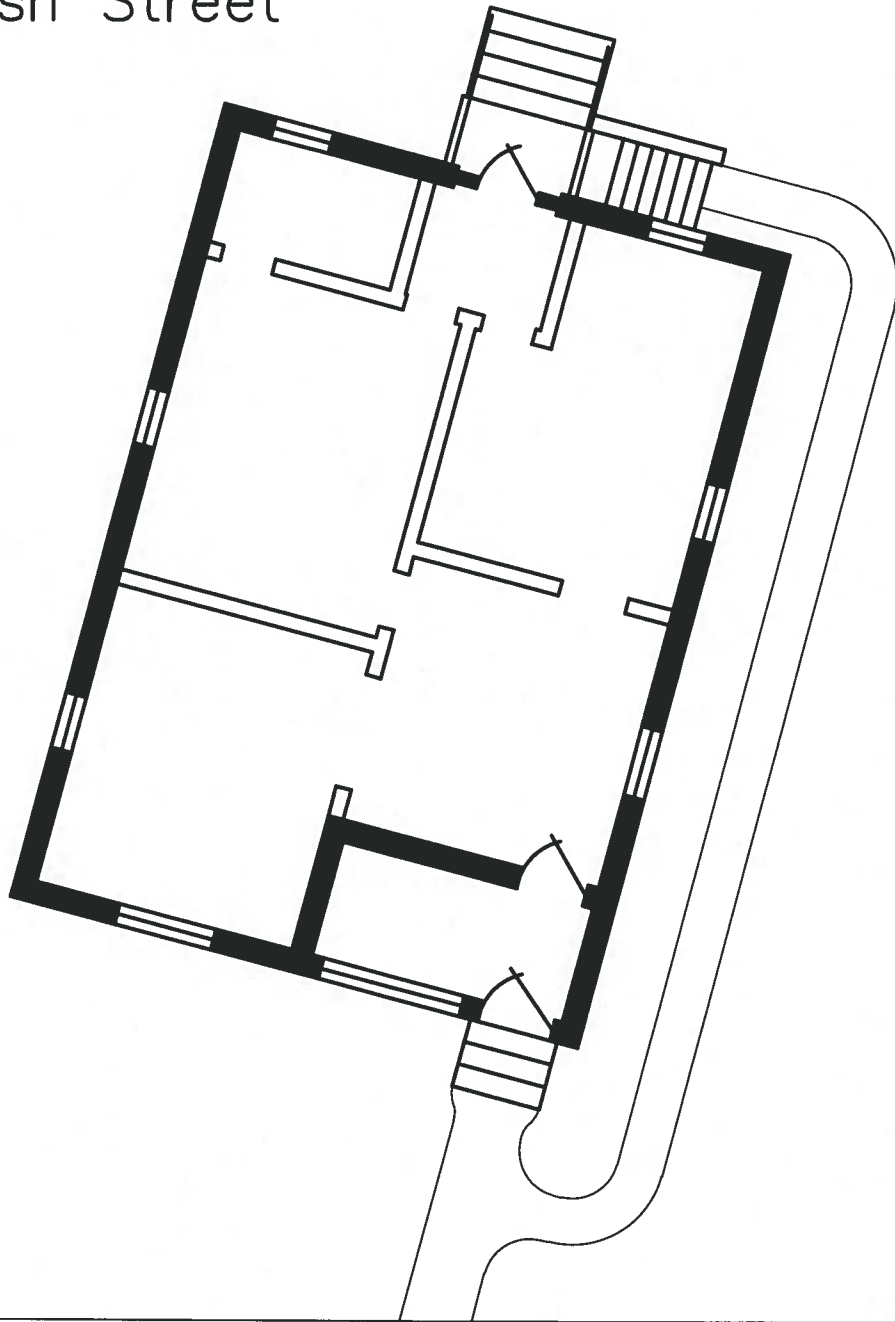
Sanborn Fire Insurance Co. maps depict the building footprint, type of construction material, number of stories, and other data. ISHS resources contain maps for 1893, 1903, 1912, and the 1950 and 1956 paste over. The Sanborn Company used its 1912 base map to record subsequent modifications and did not publish fresh maps.

Polk's City Directory Edition's list addresses by street after 1927, earlier editions are alphabetical.

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Stacy, Susan, *River Street Area Survey Reconnaissance Site Forms*, 1995. Identified as contributing in potential district. The dwelling was included in SHPO Report 93, "Lee Street Historic District."

STONE HOUSE
617 Ash Street



Ash Street

Scale: 1/8"=1'-0"

Hayman House - ca 1970's



Hayman House - Erma Hayman at doorway



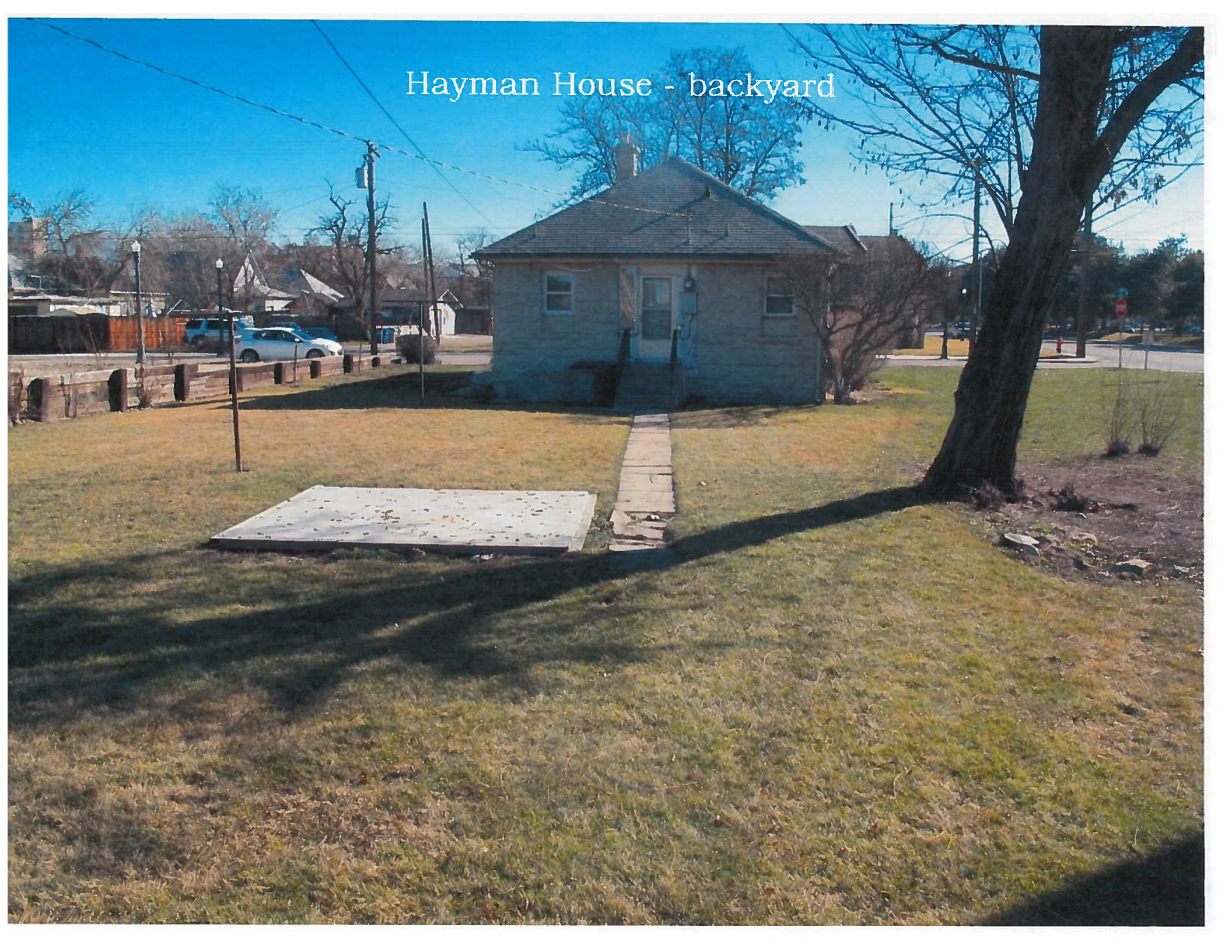
Hayman House - Erma Andre on
piano with family band



Hayman House - 617 Ash Street



Hayman House - backyard



Hayman House - Watercolor by Jon Standley

*Jon Standley
4/15/14*

