

A historical black and white photograph showing a fire engine crew. The crew consists of several men in uniform, some standing in a line in front of the engine, and others seated on the engine. The engine is pulled by a team of four horses. The building behind them has two large windows and a sign that reads "B-F-D ENGINE CO NO 1".

Grove Street History The Linen District

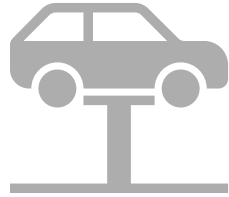
Preliminary Findings

Findings—Three Eras of Change



1900-1925

First era: Primarily single-family homes and a mix of owners and renters, professionals and working class.



1925-1970

Second era: A shift from permanent to temporary residents and light industry, including a dramatic increase in auto-oriented businesses.



1970-Today

Third era: Urban Renewal arrived on Grove Street. Two distinct stages of renewal emerged; the first phase was the period of demolition and the rise of surface and vacant lots. The more recent period is one of adaptive reuse.

Findings—Three Themes



1. Demographic Changes: single-family permanent to transient, multi-family; mixed professional and working class to strictly working class



2. Land Use Changes: from mixed use residential and commercial to multi-family residential and light industrial/auto-oriented



3. Urban Renewal sought to “solve” the problem of the blighted neighborhood



Change Over Time – Study Area

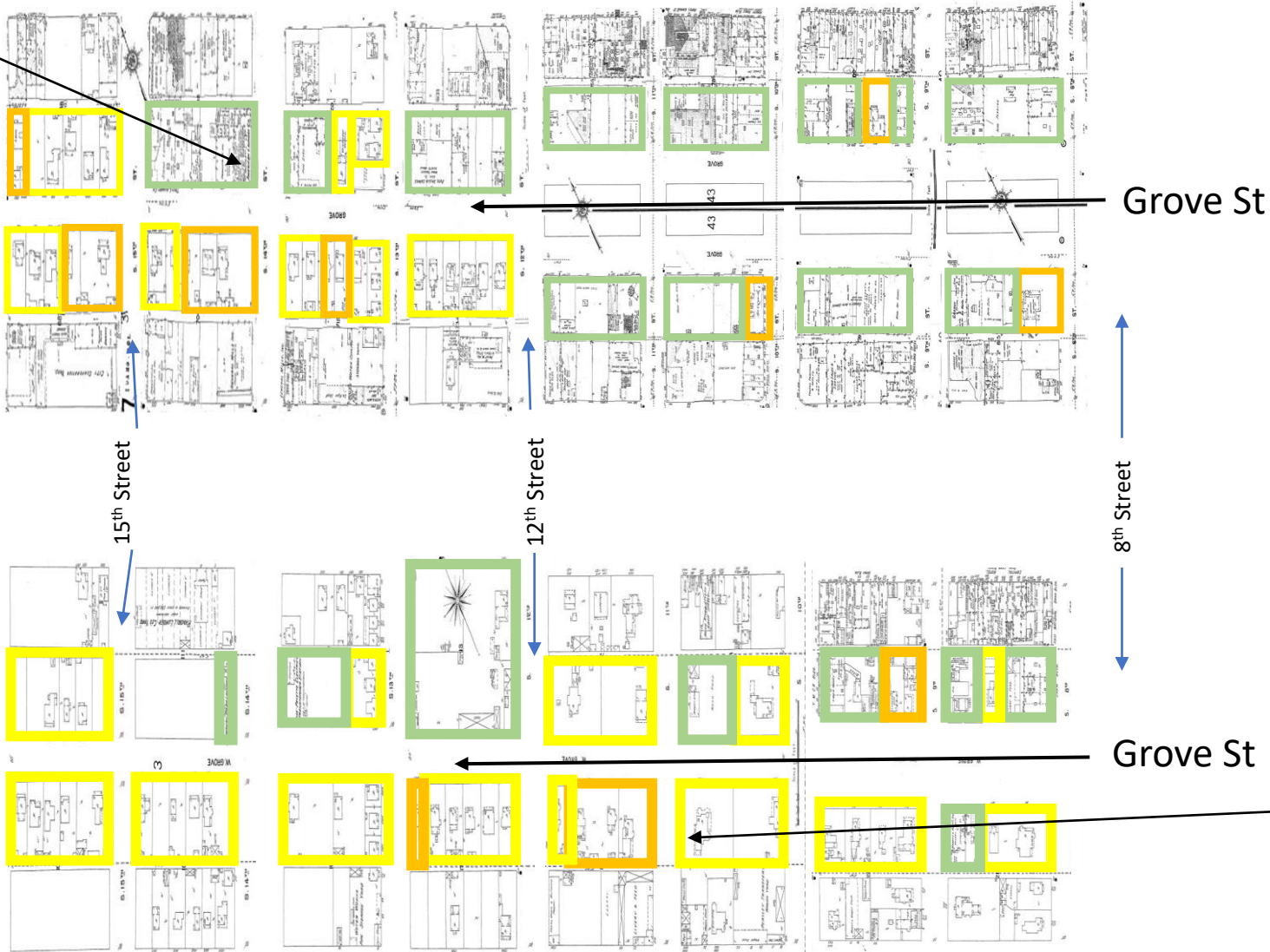


Circa 1950 - American Linen Supply Co.

1949



1903



Key:

- Yellow = residential properties
- Orange = lodging houses
- Green = commercial



Frank R. Coffin residence at 1015 Grove Street- Boise, Idaho.

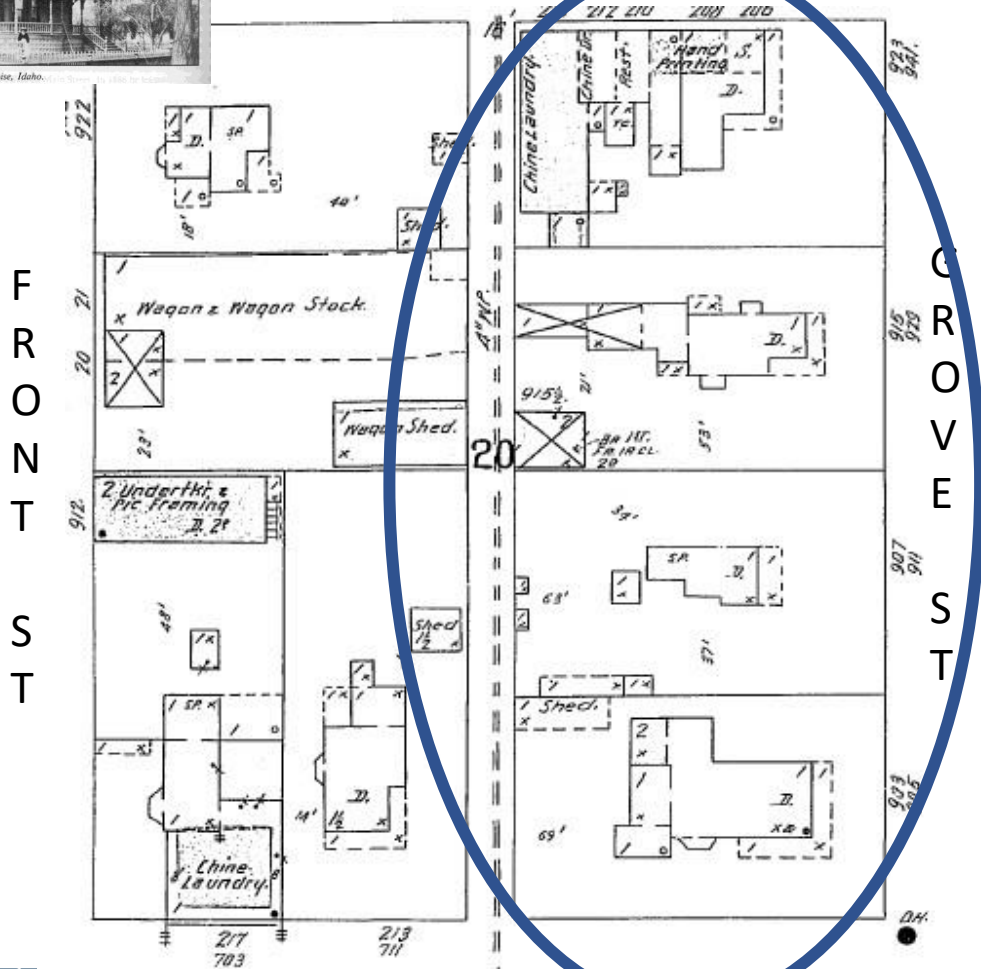
Change Over Time – Single Block

June 1903

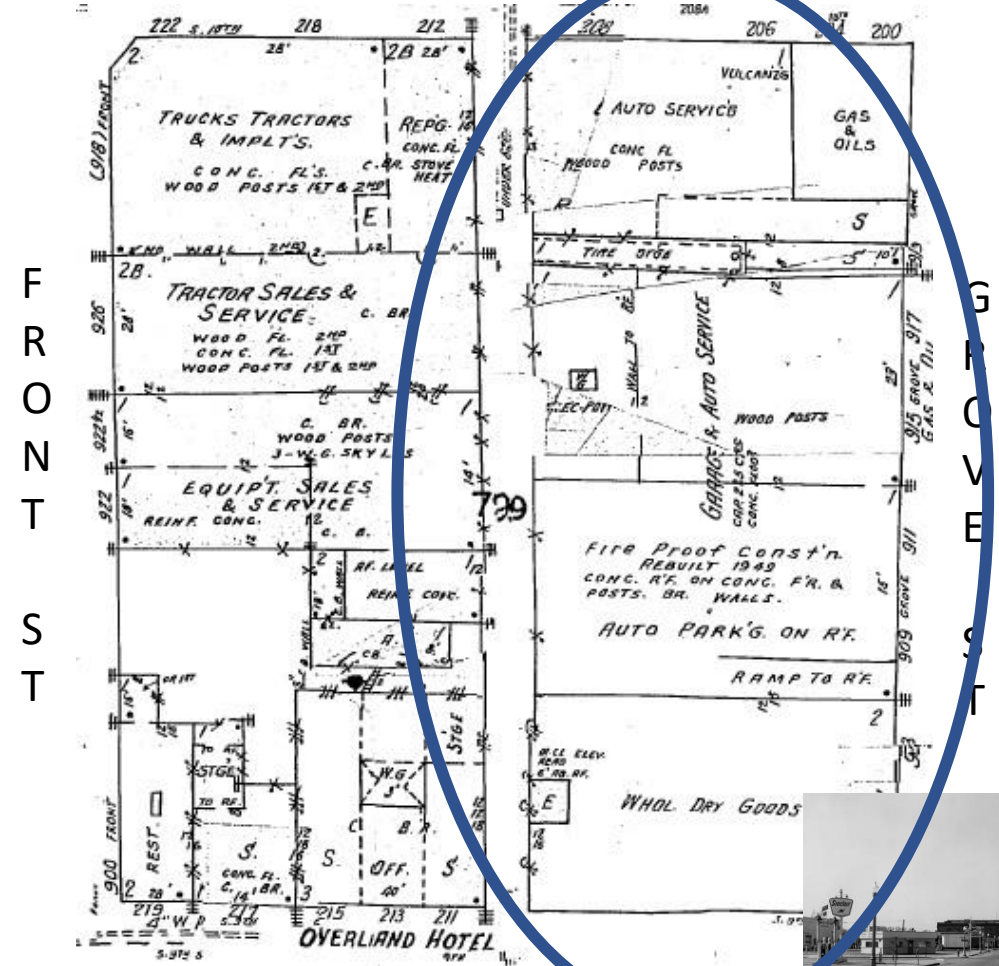
September 1949



Frank R. Coffin residence at 1019 Grove Street, Boise, Idaho.



9th St.



9th St.

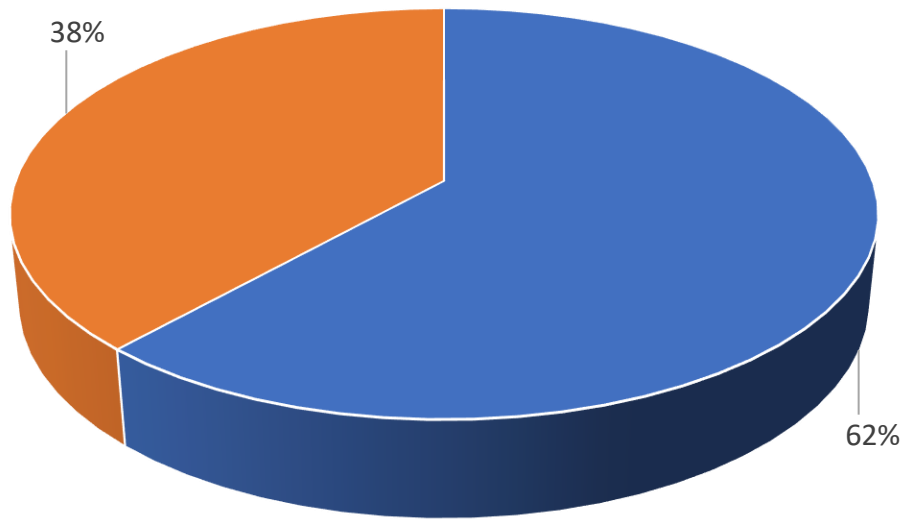


Change Over Time - Demographics

8th Street-Fairview Ave

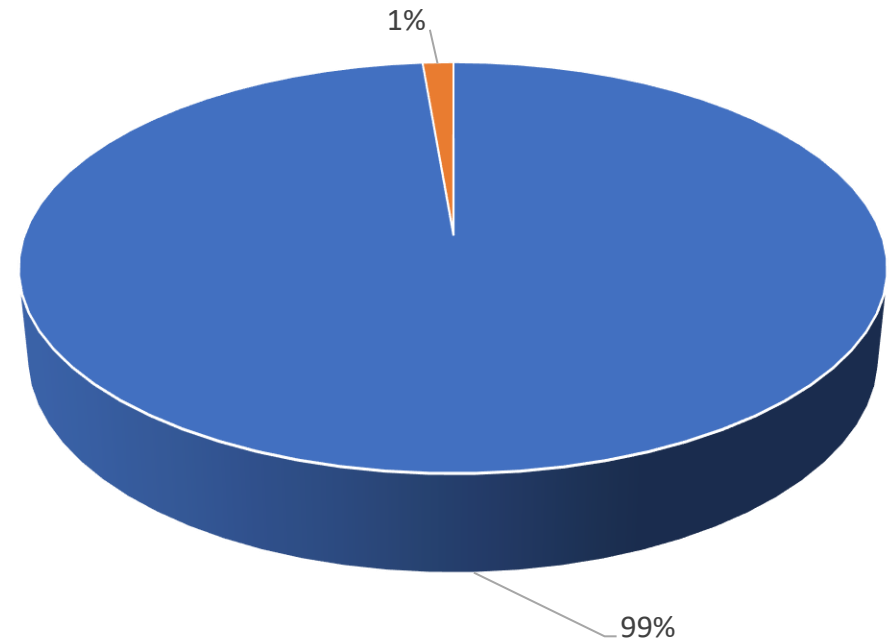
Information pulled from relevant census records, not inclusive

Working Class/Professional Class 1900




■ Working Class ■ Professional Class

Working Class/Professional Class 1940

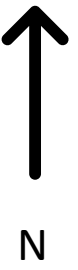


■ Working Class ■ Professional Class



Pre-1925

Era 1: Primarily single-family homes and a mix of owners and renters, professionals and working class.



Hotel Proprietor Isaac Pfof
rented 912 Grove with his wife,
three sons, daughter, stepson, a
boarder, and a servant.

Merchant and German **immigrant**
Henry Sellers **owned** 920-267
Grove and lived there with his
wife, son, daughter, and servant.

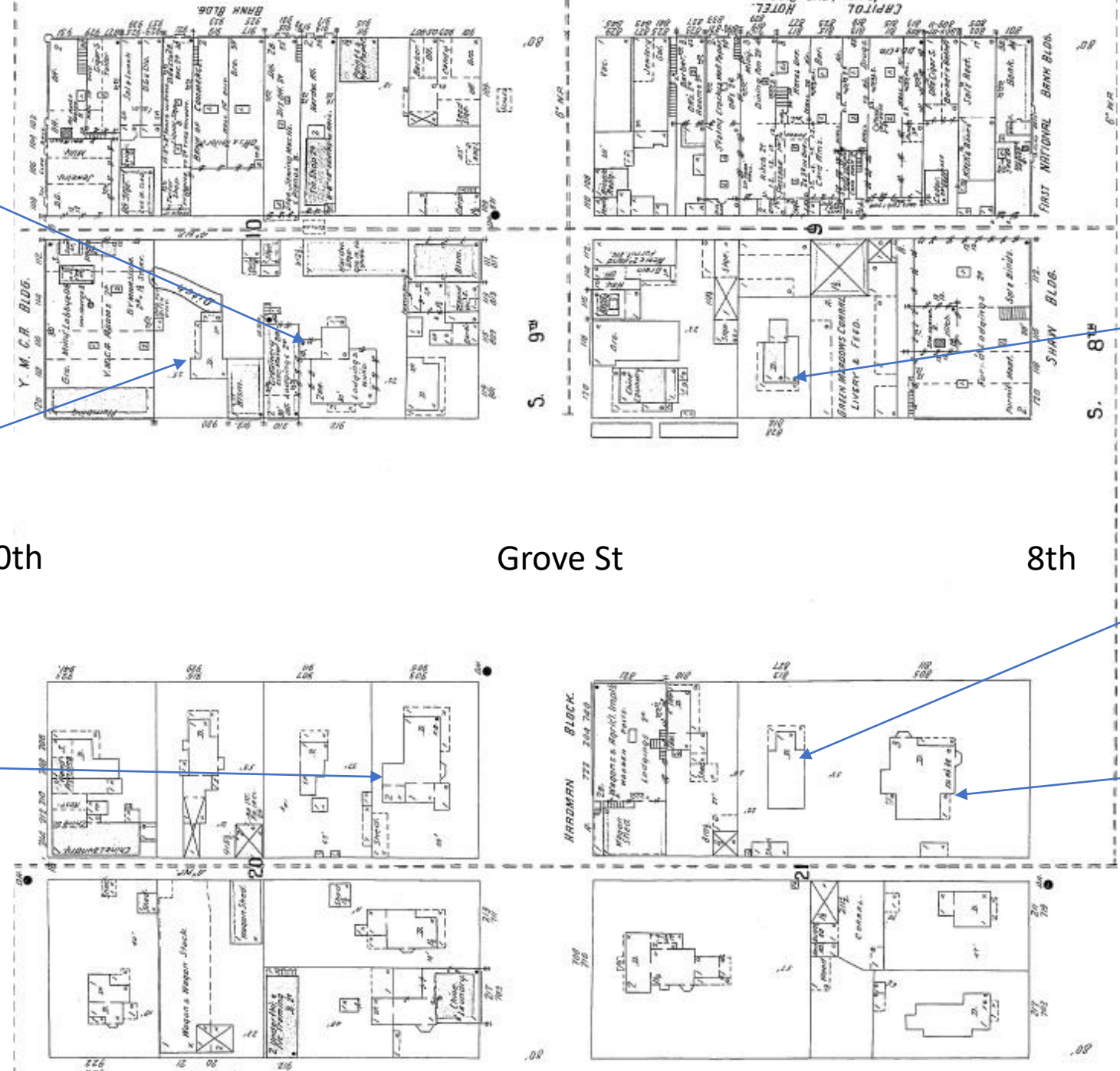
Miner Simeon Ely rented 920-267
and lived there with a
housekeeper.

Railroad Baggage man and English
immigrant Atherton Williams rented
828 Grove with his wife, daughter,
two sons, and brother.

Blacksmith and Canadian
immigrant James Marten
rented 827 Grove with his
wife and son.

Mining Superintendent
Robert Anderson rented
811 Grove with his wife,
daughter, and a boarder.

Coal dealer Robert Shaw
rented 905 Grove with his
wife, daughter, and a
boarder



Era 1 (pre-1925)

Theme 1

- ❖ 1903 Map
- ❖ 1900 Census

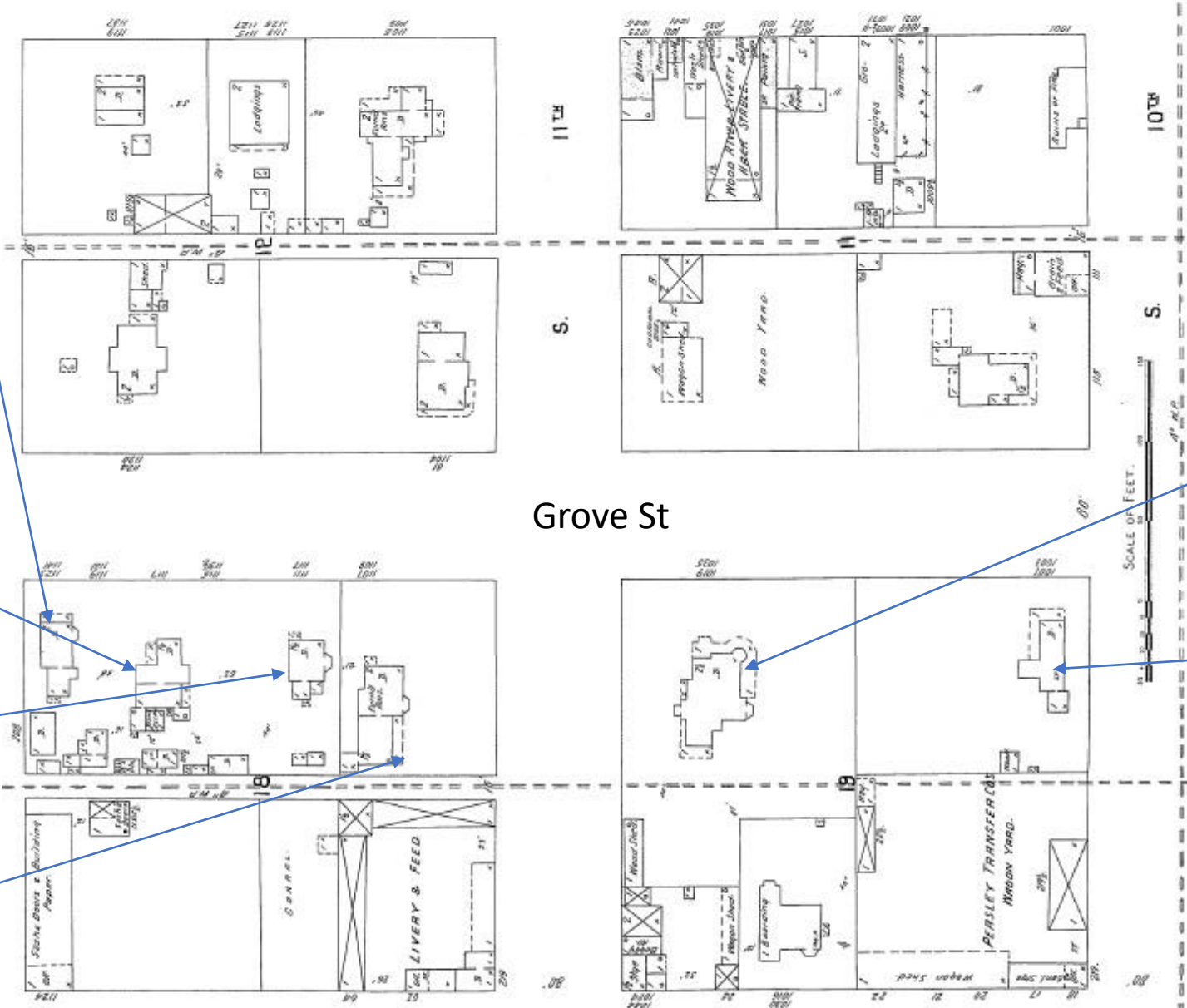


German **immigrant** Henry Neberding **owned** the house at 1141 Grove with his wife and two daughters

Miner and renter Edward Watters lived here with wife, son, and 3 boarders

Renter, English **immigrant**, and mining engineer James Baxter, lived at 1117 Grove with wife, daughter, and grandson, plus two renters in the rear accessory units

Renter and shopman, George Baldwin, lived at 1109 Grove with wife, three sons, and four laboring boarders.



Homeowner and hardware merchant Frank Coffin lived at 1019 Grove with his wife, three children, a servant and his wife's mother.

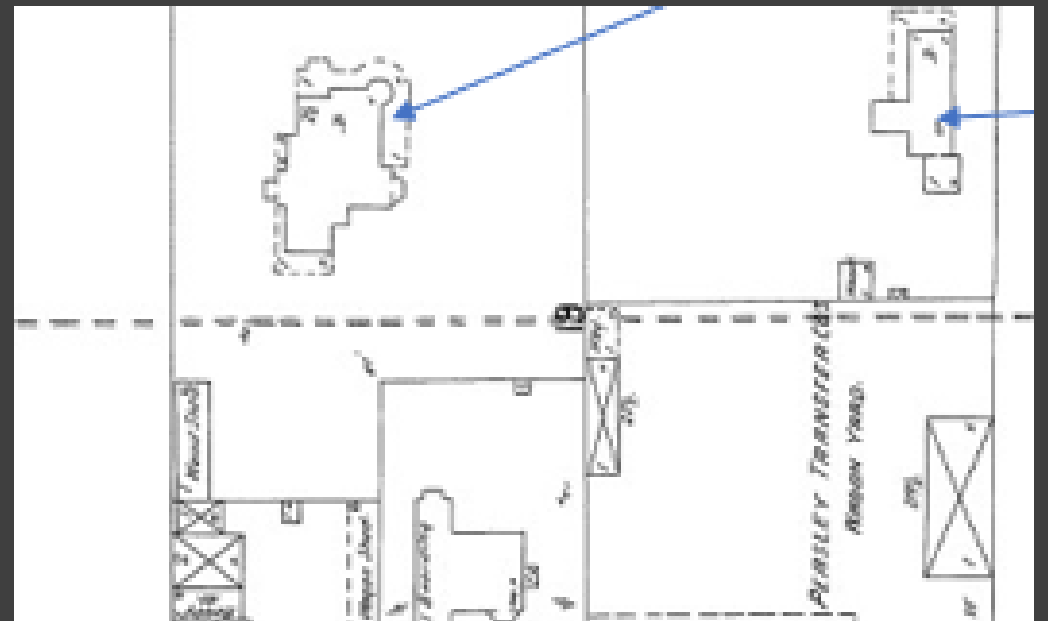
Homeowner and German **immigrant** Annika Bayhouse lived at 1004 Grove with her sister, Effie.

Era 1 (pre-1925) Theme 1

- ❖ 1903 Map
- ❖ 1900 Census

A typical home and resident in Era 1: Frank Coffin

- Frank Coffin was born in Indiana in 1842, moved to Idaho at the age of 24.
- He worked in a hardware and tin store, purchased it in the early 1870s, and married Irene Quivey around the same time.
- Sold the store in 1904 and engaged in entrepreneurial ventures: president of Boise City National Bank (1905), treasurer of the Artesian Hot & Cold Water Company (founded by his neighbor, C.W. Moore).
- First Idaho State Treasurer: 1891-1893.
- Likely constructed the beautiful Queen Anne style home at 1019 Grove ca. 1900.





1925-1970

Era 2: A shift from permanent to transient residents and light industry, including a dramatic increase in auto-oriented businesses.

The Eagle Hotel; 26 lodgers, many Basques

The Bluebird Hotel – Run by Echeverria Women

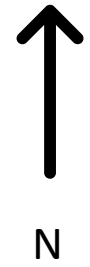
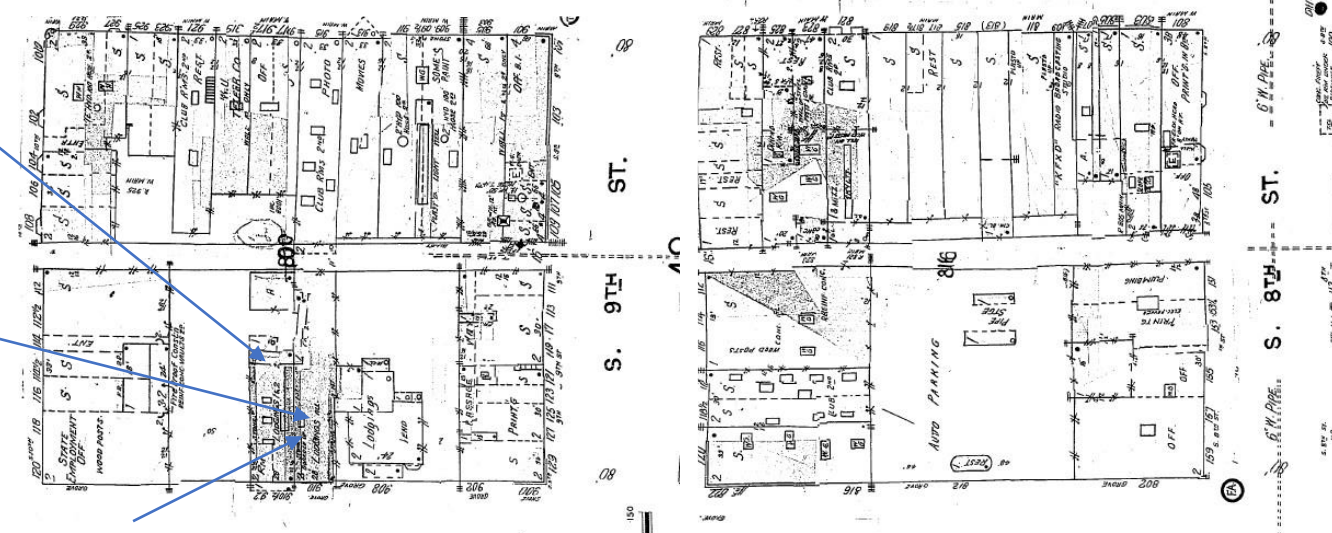
- 10 lodgers
- 2 add'l women (a Basque daughter and a student)
- Jobs: Painter, mining prospector, laundry man



Bluebird Hotel

| | | | | | | | | |
|---|-------------------------|----------|---|---|----|---|--------|--------------|
| T | Davis, Emerson Earl | Lodger | M | W | 41 | M | No 8 | Wisconsin |
| | Lewell, Frank James | Lodger | M | W | 32 | S | No 112 | Pennsylvania |
| | Simmons, David W | Lodger | M | W | 59 | S | No 7 | Kansas |
| | Echeverria, Paquina | landlady | F | W | 50 | M | No 8 | Spain |
| | Echeverria, Mercedes J. | Daughter | F | W | 22 | S | No 8 | Idaho |
| | Eylacia, Esther | Lodger | F | W | 20 | S | No 12 | Idaho |
| | Elais, Echararria | Manager | M | W | 51 | M | No 8 | Spain |
| | Salsabad, Mary J. | Lodger | F | W | 20 | S | No 11 | Idaho |
| | Elkman, John M. | Lodger | M | W | 42 | S | No 12 | Armania |
| | Rush, John | Forest | M | W | 37 | S | No 8 | Missouri |
| | Jackson, Sherman S | Lodger | M | W | 52 | M | No 9 | Idaho |

SUPPLEMENTARY FOR PERSONS OF ALL AGES



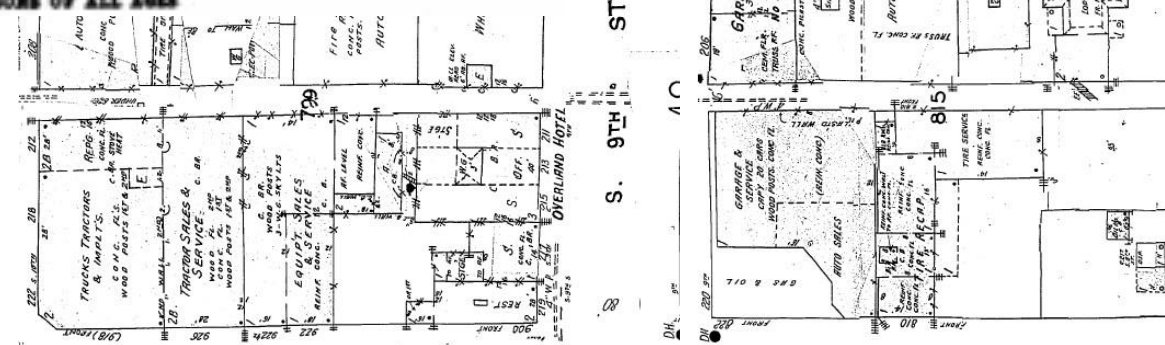
Grove St

“Garage”

“Auto Elec”

“Neon Sign Mfg”

“Lodgings”



Era 2:
1925-1970

- ❖ 1949 Map
- ❖ 1940 Census

W.P.A. Laborer Elvin Barber rented 1311-272 with his wife.

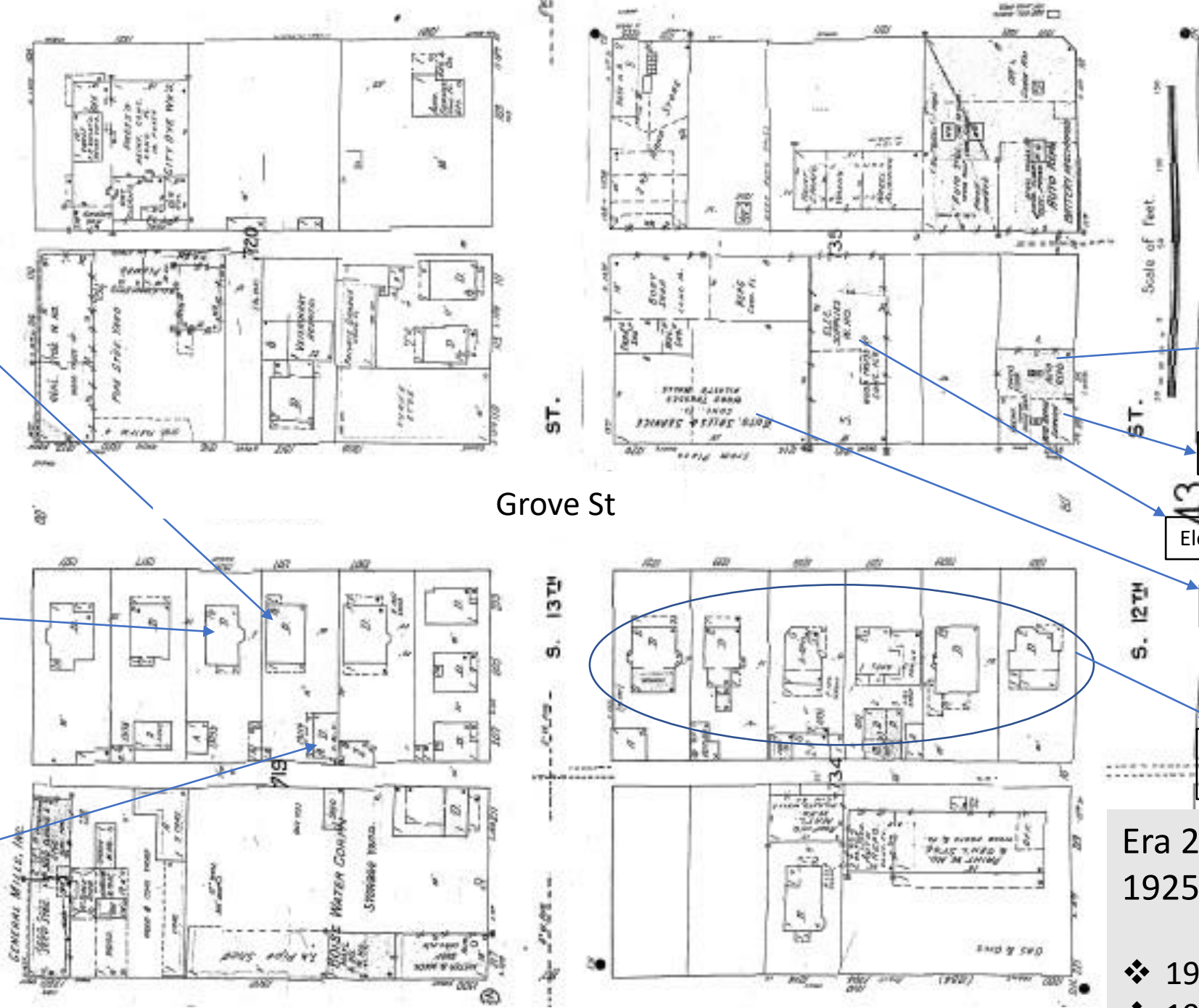
Tradesman Herman Bowen rented 1311-273 Grove with his wife and daughter.

W.P.A. Laborer Herbert Parker rented 1311-274 Grove with his wife, son, and a roomer.

Alice Clark rented 1311 ½ Grove with her young son.

W.P.A. Laborer Clarence Walt rented 1315-276 Grove with his wife, daughter, two sons, and mother

Ethel Eby rented 1311 ½ Grove with her daughter and son-in-law



Auto Repairing

Auto Brake Service

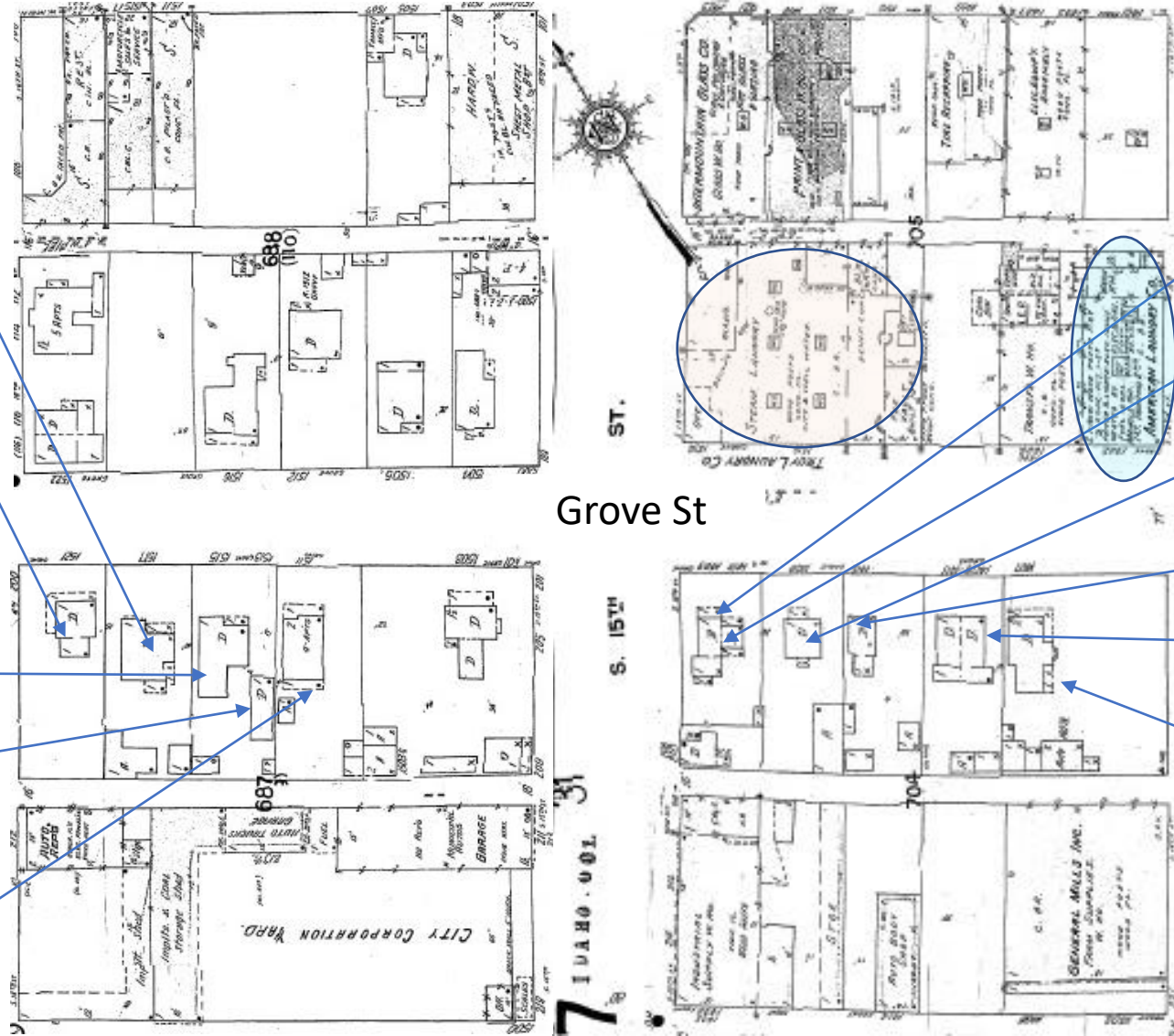
Elec. Supply Warehouse

Auto Sales and Service

Residential, including 2 apartment houses

Era 2:
1925-1970

- ❖ 1949 Map
- ❖ 1940 Census



William Ernest Goff rented 1517 Grove with his wife and daughter

H.E. Buckdool **owned** 1521 Grove and lived there with his wife and son.

Robert Ferguson, C.E. Duke, and George Monroe rented 1515 Grove.

Norwegian **immigrant** John Peterson and H.F. Yarnell rented 1513 Grove

Clerk Ivan Neilson rented an apartment at 1511 Grove with his wife and daughter.

Laundry pen marker Ida VanDyke rented an apartment at 1511 Grove with her husband, daughter, and son

Idaho Power Groundsman Lance Clayville rented 1423 Grove with his wife, son, and two daughters.

Post Office Janitor George Morrow rented 1421 Grove with his wife.

Idaho Power Collector Troy Sitton rented 1419 Grove with his wife and a roomer.

Boise Brewing Co. Truck Driver Marvin Wing rented 1411 Grove.

[Illegible] Bidman **owned** 1409 Grove

John Melton rented 1407-270 Grove.
Hazel Maxwell rented 1407-271 Grove with her daughter, son-in-law, and five roomers.

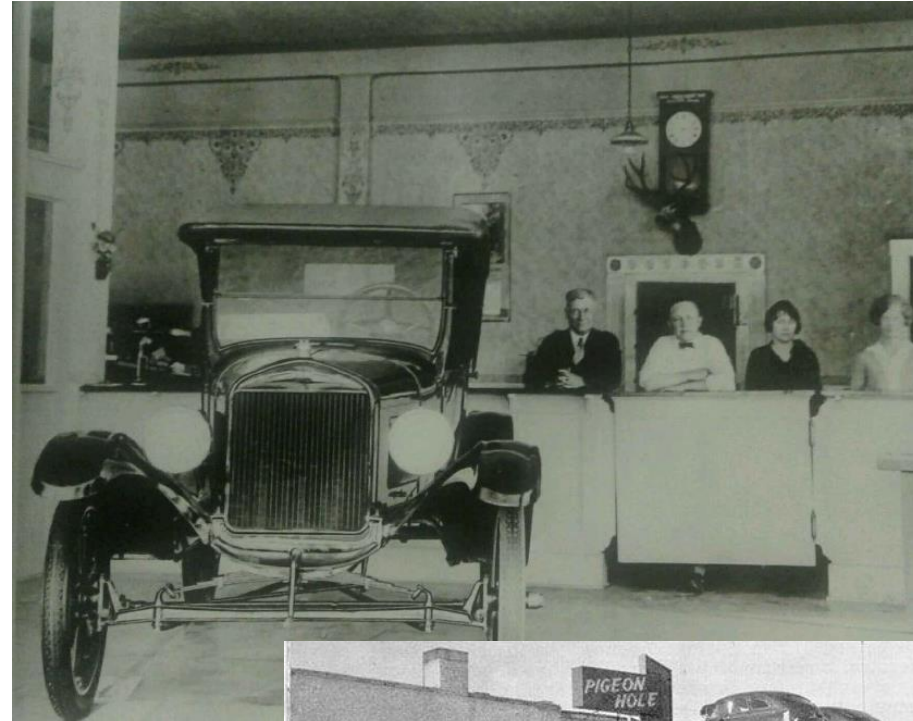
Era 2:
1925-1970

- ❖ 1949 Map
- ❖ 1940 Census

Theme 2

Typical Light Industry and Working-Class Jobs in Era 2

- Retail sales
- Parking lots
- Auto repair
- Laundry facilities



Auto on display in Bryant Motor Co. show room 10th & Front St. Boise, Idaho

photo courtesy of the Idaho State Archives

“Pigeon Hole Parking Lot,”
1952,” 814 Grove St.

photo courtesy of Hugh Hartman
collection



1926

24-HOUR SERVICE ON
GASOLINE AND OIL

Brooks' Service Station

203 Phone 8th and Grove Phone 203

1930

IT WILL PAY YOU TO
TAKE THIS SKIDDING
PROBLEM SERIOUSLY

PREPARE FOR . . .
WINTER'S WORST

put on

SKID-SAFE

Dual BALLOONS!
NOW!



30% Less Air
Only 26-32 Pounds for
CADILLAC • LINCOLN
PACKARD • LANSALLE

Equally low pressure
for all makes of cars



DON'T WAIT FOR ICE AND SNOW to put on
General Dual-Balloons. Skidding is far too dangerous
to gamble on.

The Dual-Balloon is the surest answer to the skidding
problem. You can run with the lowest air pressure in
history . . . 20 to 15 pounds less than any other tire.

This extreme low pressure means a bigger softer tire
inside and out. More rubber on the road to grip and
cling. Skid-Safe traction when you have to make a
sudden turn or a quick stop to avoid a crash.

Let us demonstrate the many safety advantages of
the patented Skid-Safe, Blowout-Proof Dual Balloon.
It will pay you to come in today.

GRIM'S TIRE SERVICE

Ninth and Grove Streets, Boise
Phones 1329 and 2840

1965

8th intersects
801 Vacant
807 De Lamar Hotel
342-8655
809 Vacant
813 Oakley-Moody Serv Inc auto repr
342-4697
814 Vacant
817 Oakley-Moody Service Inc whse
8th intersects
901 Boise Whol Dry Gds Co Inc
344-2553
910 Del Rio Hotel
342-7634
Sabala Marie @ 343-7634
912 Blue Bird Hotel
344-5380
Garechana John B @ 344-5380
Blue Bird Barber Shop
915 US General Services Administration
(sup or division) 342-2711
919 Car Corral used cars 342-8981
Automatic Transmission
342-8982
Ertters Automotive Serv gas sta
342-8981

10th intersects
1004-06 Boise Cascade Corp ofc
1008 Vacant
1011 Aono Minor barber
1021 Barnes Larry Chevrolet Co used
cars 344-5877

11th intersects
1101 Glen's Flying A Service gas sta
342-9868
1111 Vacant
1114 Rice Bob Ford Inc whse
1115 Vacant
1121 Rice Bob Ford Inc whse
12th intersects
1210 Peterson Motor Co body shop
1211 Neuman Marie Mrs @ 343-3158
1211 1/2 Takumi Joe
1213 Vacant
1219 Rockson Mary Mrs @ 342-9155
1221 Rosandick Mary Mrs @ 343-3547

13th intersects
1307 Rudelich Thos @ 343-2244
1311 Apartments
2 Simons Wallace H @
3 Vacant
4 Jones Elda Mrs 343-5798
5 Vacant
6 Vacant

Street continued
1314 Boise Travelodge
motel 342-8951
1315 Gorby Nellie Mrs @ 344-7352
1315 1/2 Vacant
1317 Twitchell Alice Mrs
1321 Dibble Nell Mrs @ 343-1052

14th intersects
1401 A-Gem Sup Co Inc 343-5701
1402 Am Linen Suppl 343-6473
1409 Vacant

1929



Outstanding Merit . . . And That Alone
Could Earn Such Growing Preference

Demand for Oldsmobile motor cars shows a
32 per cent increase over 1928. And that
on top of an equally substantial gain in sales
the previous year.

So reads the story of Oldsmobile popularity.
And the interesting thing about that story is
not alone that Oldsmobile's success has been
so spectacular—but also that this growth has
been so consistent, month after month.

Such growing preference points directly to
the outstanding merit of this fine automobile.

Outstanding merit is the verdict of a motor-
wise public. Outstanding merit is the reason
for the enthusiasm of an ever-increasing body
of thoroughly satisfied owners. Outstanding
merit is self-evident upon examination of the
car and comparison with its field.

This definite goodness has its roots deep in Olds-
mobile's famous "policy pledged to progress."

That policy is founded on the bed-rock of
sound, progressive engineering. It embraces a
quality of manufacture so painstaking and
precise that the watchword of every worker
is, "Anything short of my best is not accept-
able." It comprises strict observance of the
truth in advertising and selling. It extends
to the sincere, interested service of Oldsmobile
cars in the hands of owners.

Oldsmobile is a fine car because Olds Motor
Works is determined to build fine cars. Olds-
mobile continues to win ever-growing preference
throughout America because overwhelming
public preference is the inevitable reward of
such outstanding merit.

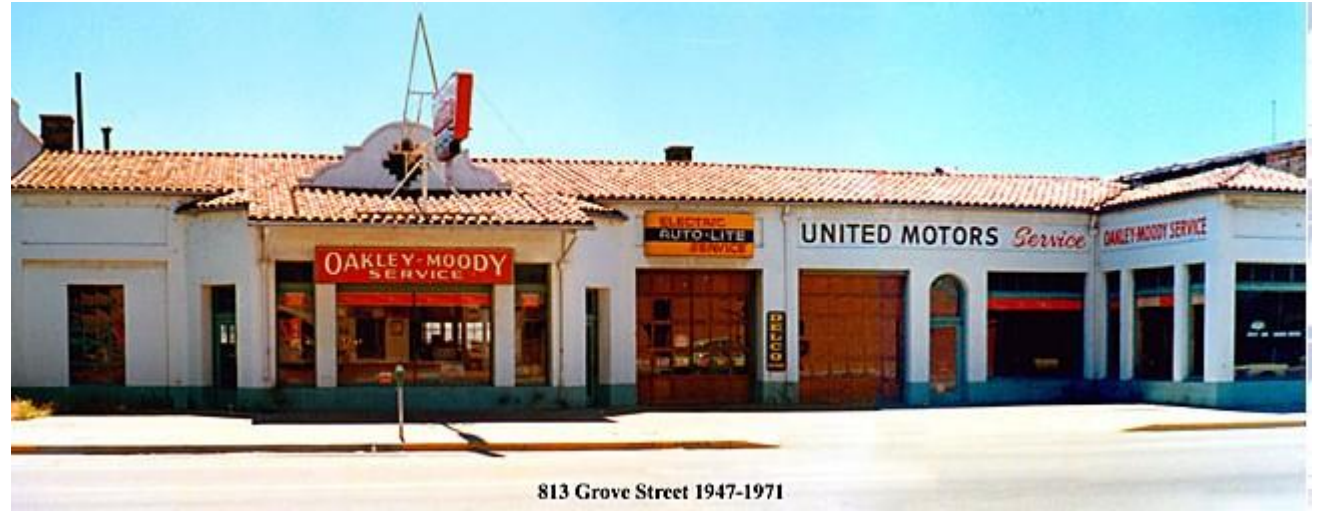
OLDSMOBILE
PRODUCT OF GENERAL MOTORS

WALKER MOTORS, Inc.

817-19 Grove Street

Auto-Oriented Uses/Working Class population

Photos courtesy of Oakley Moody Service, Inc.



Theme Two: Land Use Change

- Sandwiched between Front and Main
- Light industrial and tourist/professional

Motel Clerk Fails Try By Robber

Armed robbery of the Safari
Motor Inn, April 2, 1975



Central Hotel, Located in
the 900 block of Grove St.
Photo ca. 1926

photo courtesy of the Idaho State
Archives

Hotel Bristol, Located at
10th and Grove. Mitchell
Hotel in background
behind Bristol.

photo courtesy of the Idaho State
Archives

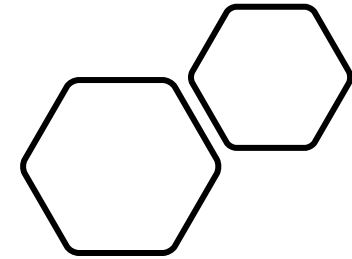


MAKE BIG CHANGE IN BRISTOL HOTEL

Many Housekeeping Apartments to Be Added and Other Improvements to Be Made.

Nesbit & Paradise are at work remodeling the lower floor of the Hotel Bristol, back of the lobby, which has heretofore been used for one of the large wagon shops. It will be converted into a few small stores, back of which will be a number of two and three-room apartments with bath. Each apartment will have a kitchenette, which will contain a combination sink and wash tub, a refrigerator and glass cupboard and a living room with a disappearing bed.

The light well will be brought down to this floor and will make splendid ventilation in all the rooms. The extensive back yard upon which



- Wagon shop converted to small stores
- "Housekeeping" apartments added at the back

OPEN

MILNER HOTEL
(Formerly Hotel Bristol)

10th & Grove Phone 1540

\$1 Day
\$5 Week

GUEST LAUNDRY FREE

FOR RENT—FURNISHED ROOMS AT
the Oregon rooms, 816 Grove st.

George Hoss, Del Rio hotel,
drunk and investigation, fined \$20,
committed to jail until fine is paid
or served.

WOMAN ARRESTED

Betty Cartar was arrested Tuesday afternoon by Boise police and charged with operating a disorderly house at the Oregon rooms, 816½ Grove street. She was released on \$100 bond.

Oregon Rooms

816½ GROVE ST.

Under new management.
"A home away from home"

Mrs. Mamie Lough,
New Proprietress

OPEN

FURNISHED APARTMENTS
REASONABLE RATES

With Complete Hotel Service

MILNER HOTEL
(Formerly Hotel Bristol)
10th & Grove Phone 1540

HOTEL BRISTOL

Now Open
New and Modern in Construction,
Moderate in Price. Rooms
75c up. Corner 10th and Grove.
M. Parsons, Prop.

Kenmore House.

912 GROVE STREET.
Located in center of city. Rooms
nicely furnished. Meals served with or
without rooms. Rates reasonable.

Themes One and Two
Idaho Statesman: 1911-1939



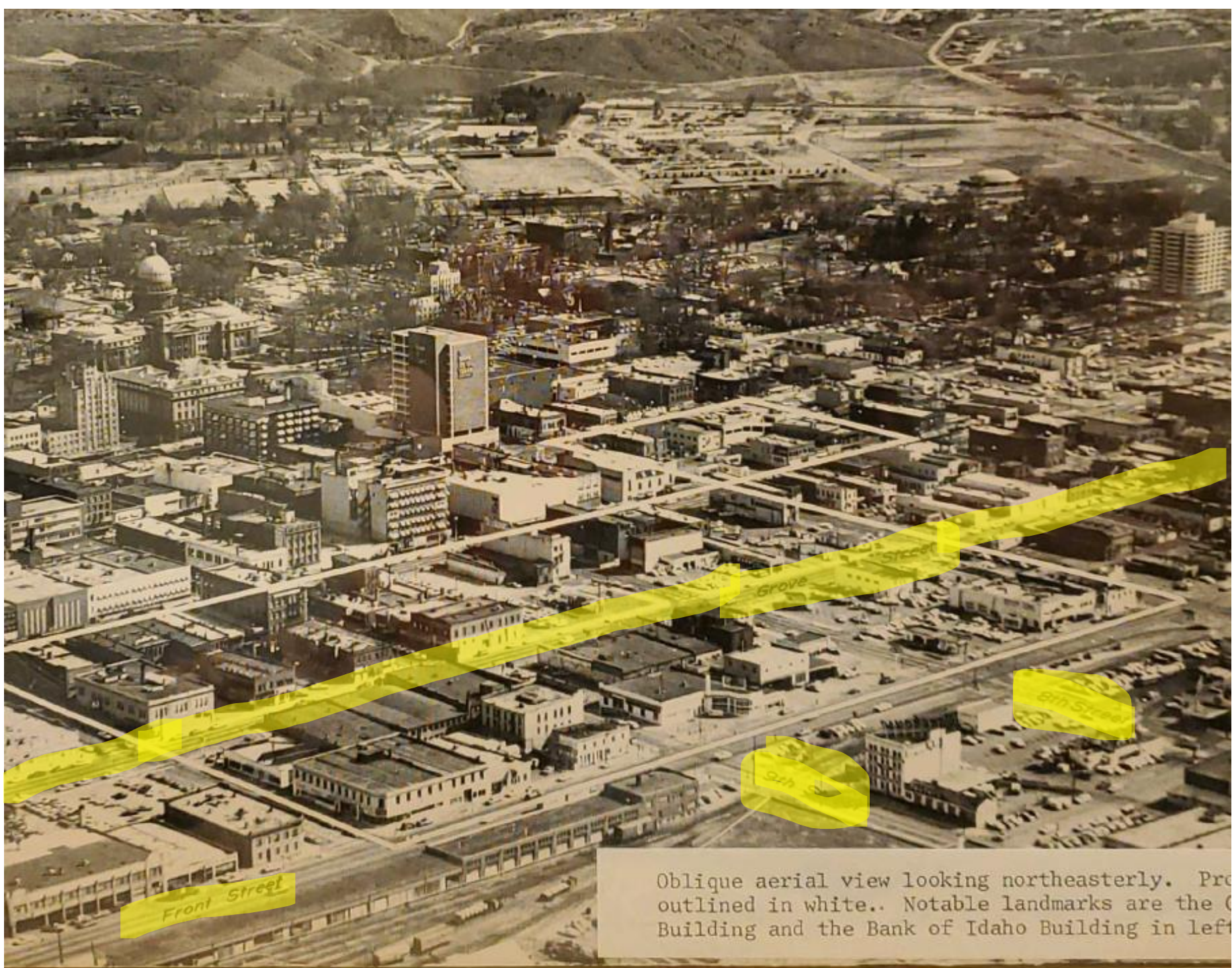


1970-Today

Era 3: Urban Renewal arrived on Grove Street. Two distinct stages of renewal emerged; the first phase was the period of demolition and the rise of surface and vacant lots. The more recent period is one of adaptive reuse.

Era 3: Urban Renewal

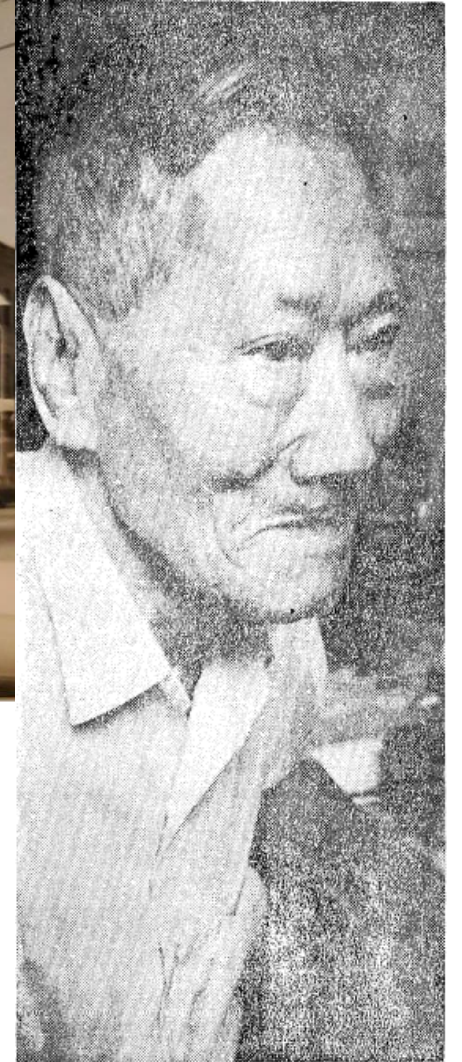
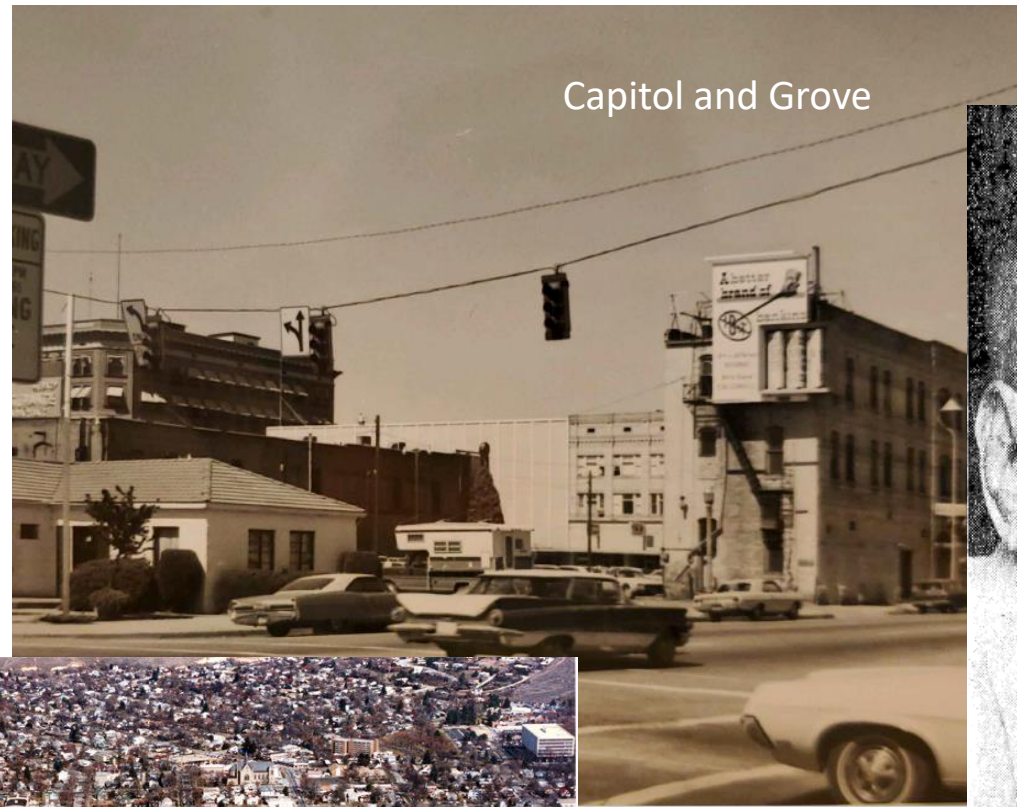
- Note Grove Street as a through street



Oblique aerial view looking northeasterly. Pro
outlined in white.. Notable landmarks are the C
Building and the Bank of Idaho Building in left

Era 3: Urban Renewal

- Two phases of change: demolition and adaptive reuse
- Bisection of Grove St.
- Increase in surface lots
- Decline in residents
- Removal of Chinese



He Has to Go

ONE OLD CHINESE is a last member of Boise's once-flourishing Chinese society and until recently was a last obstacle to urban renewal. Billy Fong, 84, refused to leave his home which was located in the Grove Street realignment project. He has to go now, and though he isn't enthusiastic about the idea, he's off for San Francisco — probably in "a couple of days." (Statesman Photo by David R. Frazier)



Grove Street

The Grove Plaza

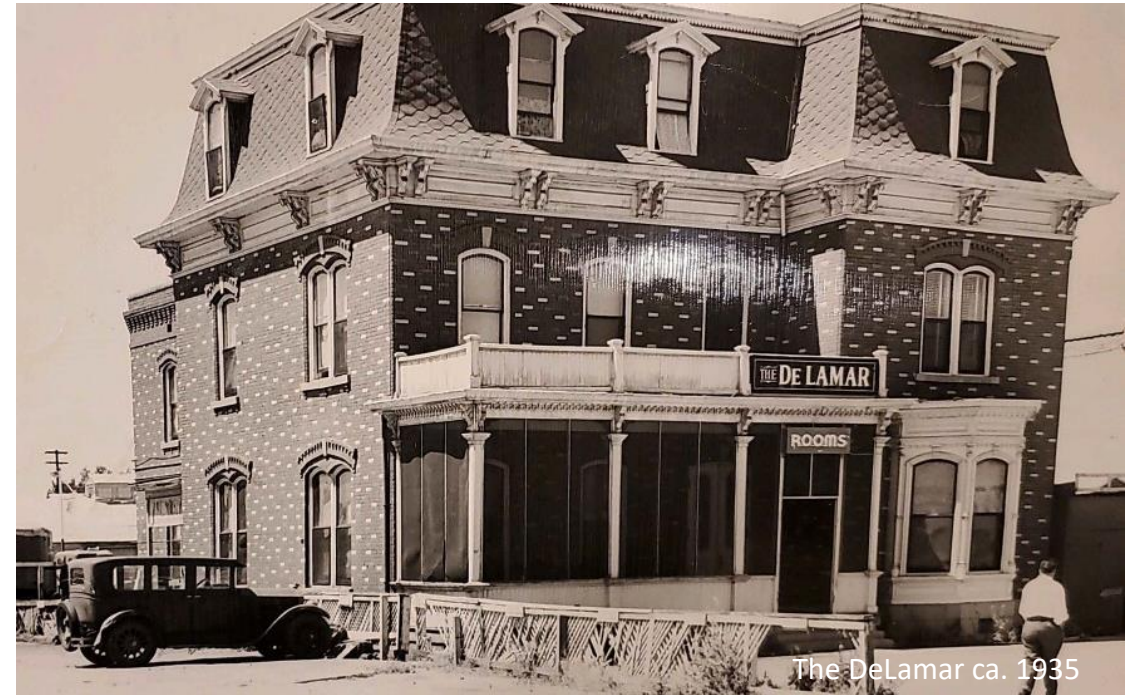
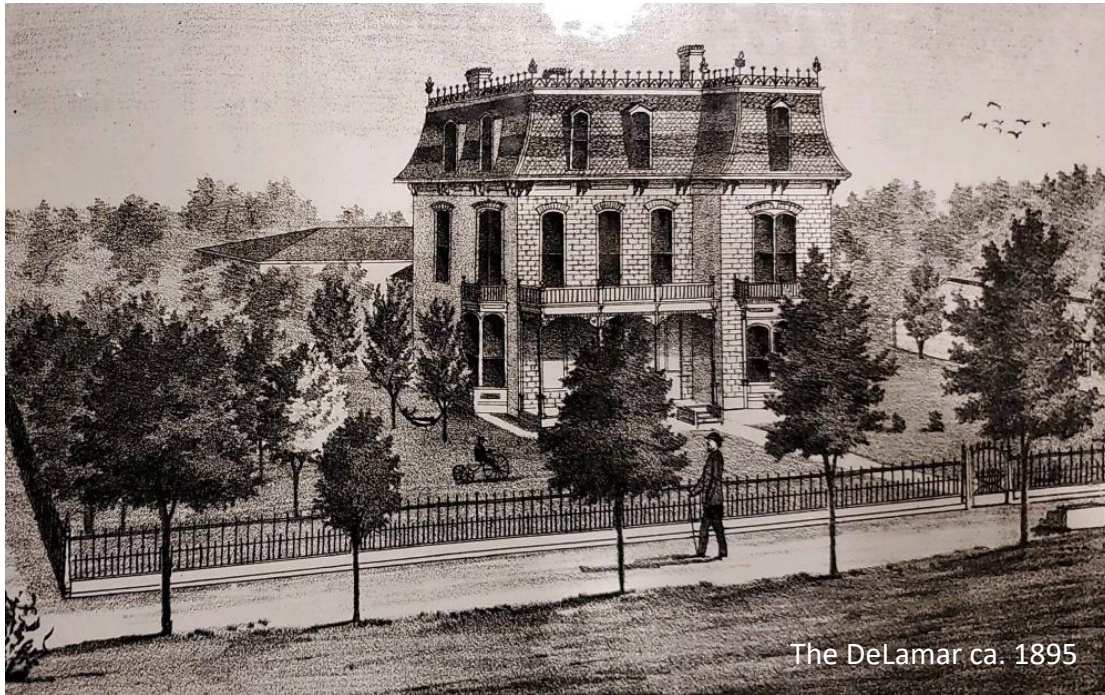
Grove Hotel under construction

Urban Renewal: Demolition



The DeLamar: Demolition

- Some of Grove's built landscape fell to the wrecking ball
- DeLamar Mansion constructed in 800 block of Grove in 1879, C.W. Moore
- Converted to boarding house by turn of century
- DeLamar Hotel by mid-1930s
- Demolished between 1970-1980



Urban Renewal: the End of Chinatown

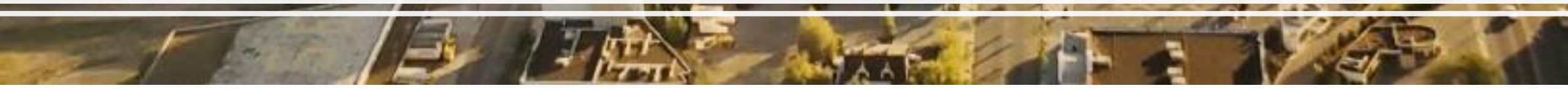
- Boise's 2nd Chinatown disappeared during the 1960s and 1970s
- Billy Fong (right) was the last living member of Boise's Chinatown, arrived in Boise in 1940s and worked as a cook at the Golden Wok for 30+ years
- Evicted from apartment in the Hop Sing Building (on Front Street near the Grove Hotel)
- Refused to leave long time residence, fled in 1972 under threat of a wrecking ball
- Local legend: The Curse of Billy Fong and the Boise Hole



Billy Fong at home, ca. 1972



Urban Renewal, 1985



Urban Renewal: Adaptive Reuse (Hops and Bottles)

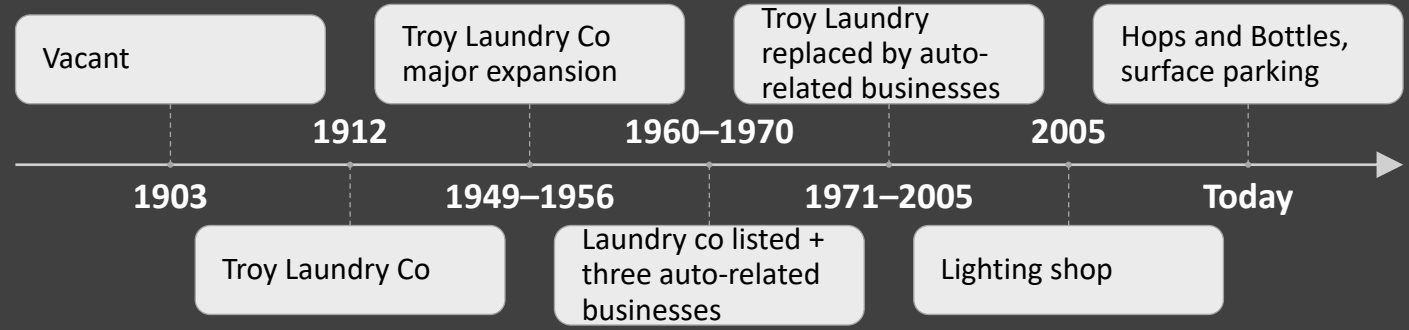
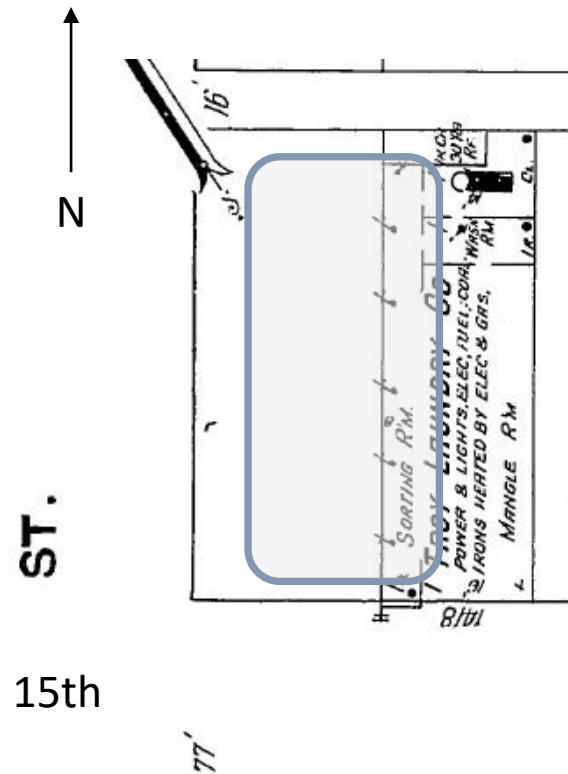
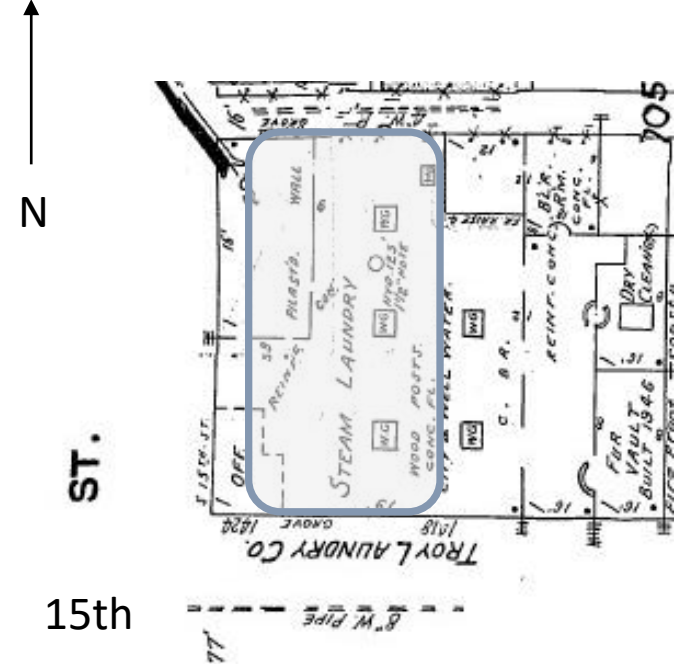


Photo taken facing 15th Street

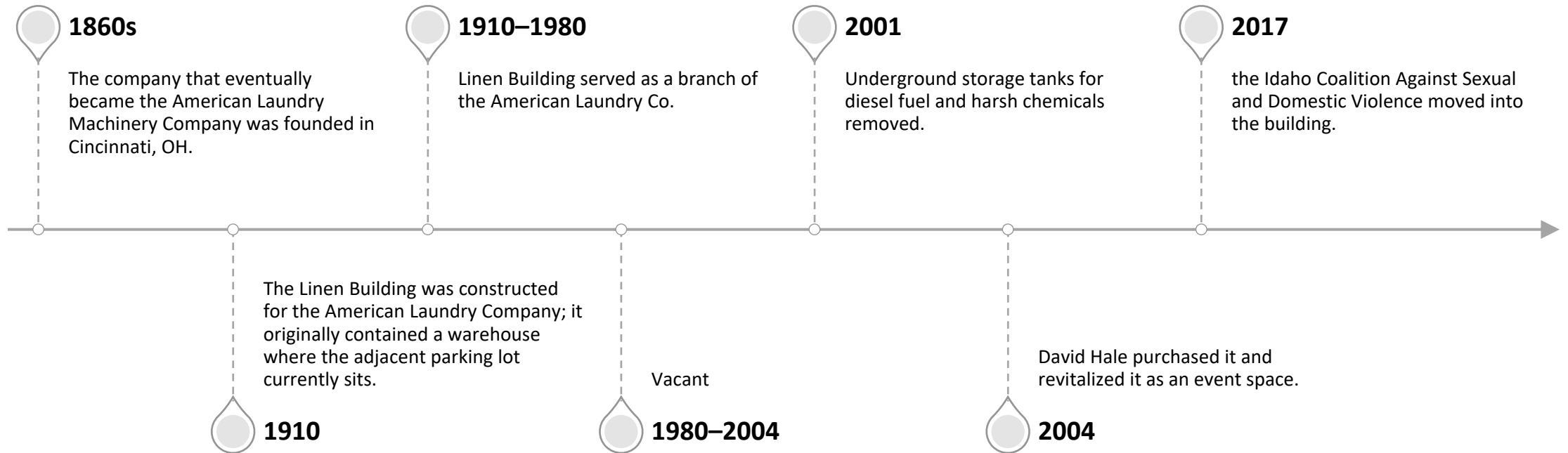


1420 W Grove St, 1912



1420 W Grove St, 1949

Urban Renewal: Adaptive Reuse (American Laundry Company)



American Laundry 1910-1980



American Laundry ca. 1950

Collars and Cuffs

to be proud of, on Thanksgiving day, and that reflect credit on our exquisite laundry work, and that give genuine satisfaction to the wearer, you receive every time your apparel is delivered from our up-to-date laundry. You can shut your eyes and bet your bottom nickel before opening it that your linen is the perfection of color and artistic finish, and win every time. Furthermore we have the exclusive use of Natural Hot water for laundry purposes. This alone will prolong the life of your linen at least 30 per cent.

American Laundry Co.
Bell 41. Ind. 141. Fourteenth and Grove Sts.

IT'S VERY NATURAL TO CROW

about the good work done at this laundry. But we prefer to have you judge us, not by what we say, but what we do. Send us your shirts, collars and cuffs, underwear, etc. When you get them promptly back laundried spotlessly clean, we'll leave it to you to say if you have ever seen better work. Send today. You cannot do a wise thing too soon. Remember we have the exclusive right for laundry purposes of natural hot water in Boise.

American Laundry Co.
Bell 41. Ind. 141. Fourteenth and Grove Sts.



The Linen Building, 2004



The Linen Building Today

"WE POINT WITH PRIDE"

as the political orators say, to the shirts, collars, etc., laundered here. Such immaculate cleanliness, such a correct finish would make any one proud. They would make you proud, too, if your linen was like them. It is your fault that it isn't. We are ready to commence doing your laundry work right now. Remember we have the exclusive right in this city of natural hot water for steam laundry purposes.

American Laundry Co.
Bell 41. Ind. 141. Fourteenth and Grove Sts.



Conclusion

- Grove Street underwent dramatic transformation from a mixed, diverse, residential neighborhood to a light industrial zone, to an urban renewal area.
- The area holds great potential today.

