

United States Department of the Interior
National Park Service

National Register Listed
January 8, 2025

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Brookover, J. Gordon and Barbara J., House

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 4704 Hillcrest View Drive not for publication

city or town Boise vicinity

state Idaho code ID county Ada code 001 Zip code 83705

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: A X B X C D

 Signature of certifying official/Title: Tricia Canaday, Deputy State Historic Preservation Officer

11-21-24 Date

Idaho State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

Category of Property
(Check only one box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
		site
		structure
		object
2	0	Total

**Number of contributing resources previously
listed in the National Register**

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Single dwelling

DOMESTIC / Secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC / Single dwelling

DOMESTIC / Secondary structure

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: WOOD; BRICK

roof: SYNTHETICS

other:

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary

The Brookover House is located at 4704 Hillcrest View Drive in Boise (2021 pop. 237,446),¹ Ada County, in the southern suburban area known as the Airport Bench. The residence was built in the Hillcrest Terrace Subdivision that is adjacent to the Hillcrest Country Club's golf course. The Boise firm Grider & La Marche Architects designed the house in the Contemporary style of the Modern Movement. The house is one story with a basement and has a complex plan, with a dodecagon (12-sided) center and a section that fans out to the northwest. When viewed from overhead, the plan has been described as appearing like a skeleton keyhole, a shuttlecock, and the head of an old American-style windmill. The front of the house faces southwest and the rear to the northeast. The driveway leads to a carport from which a covered walkway connects to the home's front door. The home is clad with white brick (not painted) and painted cedar beveled siding. It features deep wood eaves with exposed beams on the exterior. The 12-sided radial section of the house includes the common living areas including the entryway, living room, den/family room, bathroom, dining room, and kitchen. The section that fans out includes the private living areas, such as the primary bedroom and bathroom, three secondary bedrooms, a utility/laundry room, and a hallway bathroom. The open staircase to the basement is located between the two sections of the house and leads to a recreation room. Also in the basement are an office, bathroom, woodworking area, and storage space.

Narrative Description

Location and Setting

Boise is located on a broad, flat plain along the Boise River in southwest Idaho (figures 1 and 2). The Rocky Mountain foothills rise northeast of the city and the Owyhee Mountains are to the southwest. South of downtown, across the Boise River, are the Boise benches, two river terraces that feature a collection of early- and mid-20th-century neighborhoods situated on a plateaus above the river. These two benches comprise the First Bench and the Second Bench. The Brookover House is located on the Second Bench in the Hillcrest neighborhood. Located just north of the Boise airport (figure 3), the Hillcrest neighborhood straddles the two benches, although most of it is on the Second Bench. The neighborhood is bounded by W. Overland Road on the north, S. Curtis Road on the west, and Interstate 84 on the south. The east boundary is formed by a combination of S. Roosevelt Street, the New York Canal, and S. Owyhee Street.

The Hillcrest neighborhood is comprised largely of one- and two-story, single-family residences built after 1950. There are two elementary schools, two city parks, and the historic Hillcrest Country Club and golf course straddling the two benches. The Brookover House is located on Hillcrest View Drive, which is not a through street and terminates at the New York Canal that bisects the golf course (figure 4). Nearby, N. Orchard Street is a north-south arterial that accesses Hillcrest View Drive via either W. Targhee Street or W. Greenbrier Drive.

¹ Population numbers here and throughout the document reflect 2021 statistics.

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Hillcrest View Drive is a wide paved street that is void of sidewalks. Sprawling, one- and two-story homes are set back from the roadway and accessed by wide concrete driveways (figure 4). A variety of mature trees and shrubs are set within landscaped and manicured grass lawns. The Brookover House is situated on a 0.67-acre, irregularly shaped parcel that measures approximately 100' by 230' (figures 5, 6, and 7). The residence is set back from the street and is adjacent to the 18th hole of the Hillcrest Country Club's golf course. Sculpted cedar shrubs anchor the base of the concrete driveway (photo 1), which leads to a **two-car carport** (photos 2 and 3) and a **turn-around area for additional parking**. The architect's original site plan noted this area as a badminton court (photo 2, figure 7). A dog pen, also noted on the original site plan, is along the property line at the end of the turn-around driveway. The driveway bisects a manicured grass lawn, and mature coniferous and deciduous trees line the approximate property line on either side. A concrete retaining wall topped by a **wood fence** with a basketweave design marks the north side of the turnaround driveway and frames the concrete steps that lead to a **covered walkway** (photo 2). The fence encloses the lawn between the carport and the front of the house. The rear lawn is not enclosed and is built up so the house sits above the golf course (photos 7 and 8). A row of tall trees marks the transition from the property to the golf course.

Resources

Resource 1: House
Contributing Building
Date of Construction: 1961

Exterior

The Brookover House has a **complex plan** and is situated on a concrete foundation with a full basement. Two masses comprise the residence, including a 12-sided radial section and an irregularly shaped section that extends to the northwest (figure 8 and photos 8 and 9). Each massing has its own roof system. The radial section has a flat synthetic roof that rests on long glue-laminated wood beams, which support 4x6 double tongue-and-groove cedar and extend well beyond the exterior walls to support the deep overhangs with fascia made of grooved cedar. The northwest massing, where the bedrooms are concentrated, has a flat synthetic roof resting on 2x8 and 2x4 roof joists with virtually no overhanging eaves.

The front of the house faces southwest toward the street.² A **covered walkway** leads from the driveway and garage to the primary entrance (figure 15 and photos 4 and 5). Although the entrance is somewhat downplayed by its placement on the façade and its slight recession, it is accentuated by a smooth-painted wood door with a doorknob lockset that has a round copper base and geometric shapes in a sunburst pattern. The door is framed by a white brick wall on one side, a full-height window with a wood-slatted screen on the other side, and a painted "harborite" plywood panel above. In addition to the primary entrance, there are three exterior sliding-glass doors located off the living room (photo 7), breakfast room (photo 6), and primary bedroom (photo 8), as well as entrances via a screened patio and the basement. The screened patio is adjacent to the primary entrance and accesses the utility room (photo 10). The basement entrance is on the southeast side of the house (photo 6) and is accessed via a

² The architect's Exterior Elevation drawing (figure 10) designates this as the South Elevation.

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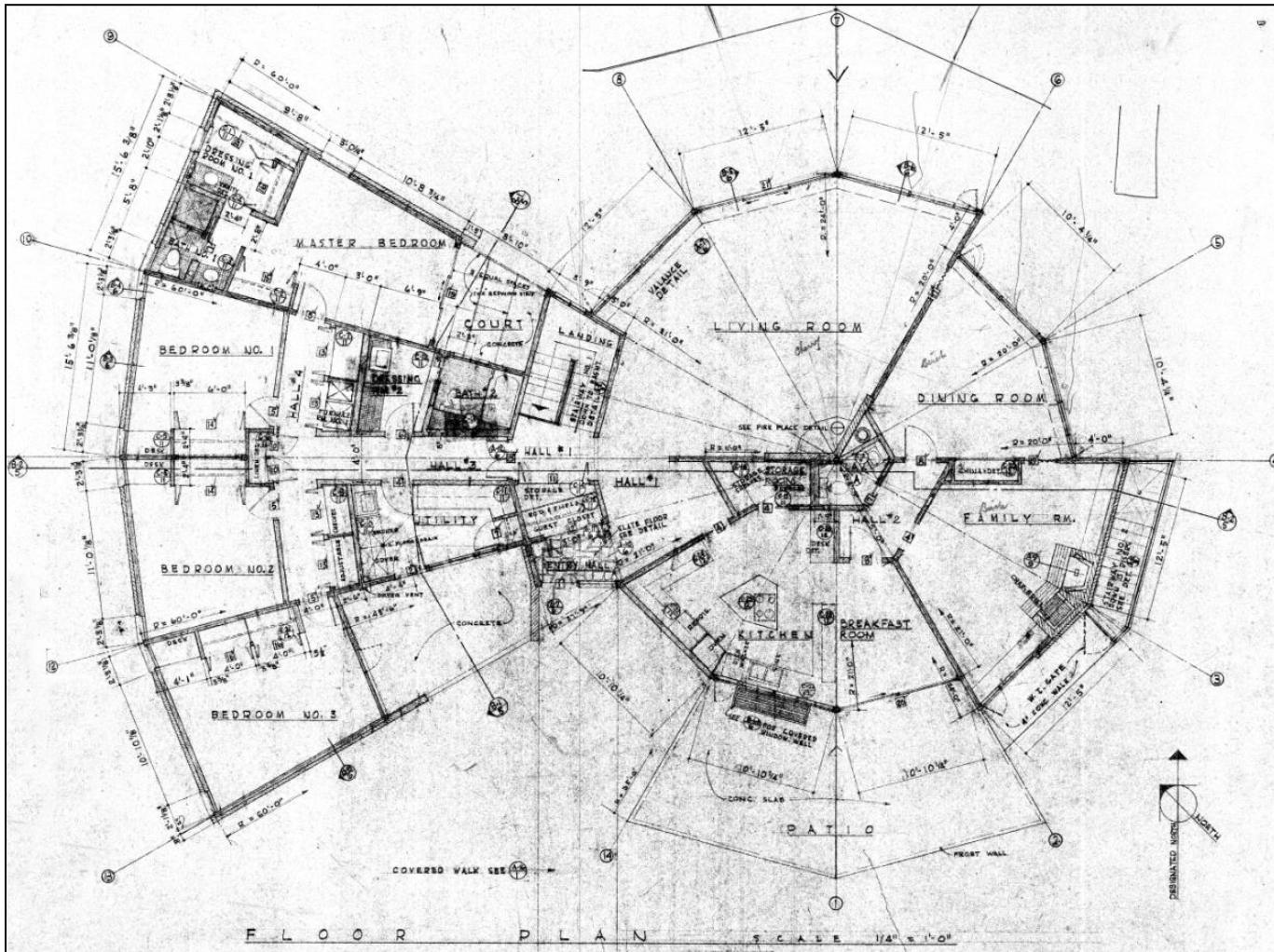
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straight-run concrete staircase that leads below grade. A metal railing encircles the staircase opening at grade. Window wells that provide natural light into the basement have wood-slat covers.

The home's exterior **cladding** is a mix of smooth white brick laid in a running bond and horizontal cedar siding. The white brick cladding is largely concentrated in the northwest (bedroom) section (photo 9), but it also accents the wall adjacent to the primary entrance and is used in the chimney and adjacent walls on the southeast part of the house (photo 6). The cedar siding clads most of the radial section as well as the areas above and below the windows of the northwest section (photo 7).

The home features various types of **windows**, including fixed-sash, sliding-sash, casement, and double-hung. The operable, triple-pane metal windows are high-quality, in-kind replacements installed in the 1980s. There are no window walls, although the house does have a nearly continuous band of windows encircling the 12-sided portion of the house (photo 7). Additional natural light is provided through three sliding glass doors (at the living room, breakfast room, and primary bedroom), which also provide important connections between the interior and **outdoor patios**. The dining room and living room patios are marked by concrete slabs that extend beyond the roofline and mimic the shape of the house.



Architect's plan of the first floor of the Brookover House. Grider & La Marche, 1960. (Also figure 8.)

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Interior

The house has 4,590 square feet of finished space—2,955 square feet on the main level and 1,635 square feet in the basement, which is beneath the radial part of the house. The bedroom wing is on a slab foundation. The home's complex plan translates to irregularly shaped interior spaces. Common living areas are concentrated in the southeast 12-sided section and are generally compartmentalized and connected via doorway openings. In a clockwise pattern beginning in the entry hall, the spaces transition from public to private and include the living room, dining room, den/family room, and kitchen with a breakfast room. A T-shaped hallway extends from near the entry hall to the most private living areas on the main level in the northwest section of the house. These spaces include a utility room, hallway dressing room and bathroom, a primary bedroom suite, and three secondary bedrooms. Interior access to the basement is via a u-shaped staircase near the entry hall. The basement includes a recreation room as well as an office, bathroom, woodworking area, and unfinished storage space.

Interior rooms have irregular shapes due to the complex building plan. Floor-to-ceiling walls enclose the various spaces within the 12-sided section. Circulation between these spaces is via doorway openings connecting the rooms. One exception is a short hallway at the base of the family room (labeled "hall # 2" on figure 8) that connects the kitchen and breakfast room directly with the dining room. Interior spaces are further defined by changing ceiling finishes, exposed glu-lam beams, fireplaces, and built-in bookcases and desks. Most walls are plaster with either a painted or wall-paper finish. The living room and basement recreation room walls have wood paneling. Door and window openings are void of trim, which was typical of the Contemporary style and period of construction. Windows throughout the home feature Japanese-inspired sliding shoji screens that diffuse sunlight into the house. Most areas have carpeted floors.

The home's primary, single-door entrance opens to a small **entry hall** that is illuminated by a full-height window next to the door as well as indirect perimeter lighting on the wall above the front door that extends into the adjacent entry hall. The 36-inch front door features an impressive doorknob with a round copper base that is accentuated with geometric shapes in a sunburst pattern. Opposite the front door is a closet with louvered, bi-fold doors featuring round, metal handle pulls.³ The entry is defined by a black slate floor that transitions to carpet as one enters a secondary hallway (labeled "hall #1 on figure 8; see also photo 11) accessing the living room to the left and the kitchen to the right.

The **living room** has a variety of exceptional features (photo 12). Near the entrance to the living room, a faux stone screen with geometric shapes is built into the northwest wall that overlooks the staircase to the basement. A focal point of the living room is the floor-to-ceiling fireplace in the south part of the space. It features a black slate hearth; a low, horizontal firebox enclosed with glass doors; an imposing overmantel void of ornamentation but with a textured plaster finish; and can lights above to illuminate the fireplace. Framing the fireplace are white brick walls on either side. Glu-lam ceiling beams radiate out from the fireplace like spokes on a bicycle wheel, leading one's eye toward the picture windows and sliding glass doors on the opposite wall. The ceiling has a popcorn texture finish. The sidewalls are smooth-finished, light-colored wood panels. An opening with a pocket door on the southeast interior wall leads to the dining room.

³ The architect's specifications suggest these and other louvered doors in the home were supplied by Idaho Acoustical Company of Boise.

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The **dining room** also features glu-lam ceiling beams that radiate out from the interior of the house toward the two exterior walls each with a band of windows (photo 13). A modern-style original light fixture hangs from the center ceiling beam. The ceiling has a popcorn texture finish. The walls feature an original foil wallpaper. An opening in the southwest interior wall leads to a short hallway with direct access to a small half-bathroom at the center of the house as well as the adjacent den/family room and the kitchen beyond (photo 14). Hallway doors are sliding pocket doors.

The **den** (labeled "family rm." on figure 8) is a less formally finished space than the living and dining rooms and retains its warm and cozy feeling (photo 15). As in the other rooms, glu-lam ceiling beams radiate out from the interior of the house toward the two exterior walls. The ceiling has a grooved, wood panel finish. The walls have a smooth, painted finish. Whereas the living and dining rooms feature large expanses of glass windows, the outer walls of the den are occupied by a built-in bookcase, a brick fireplace with an indoor barbecue, and a fixed window.

The adjacent **kitchen and breakfast room** have a similar cozy atmosphere, with warm lighting, wood cabinets, a grooved wood panel ceiling, and glu-lam ceiling beams (photos 16 and 17). The breakfast area is illuminated by a broad, disk-shaped light fixture and also natural light from the sliding glass doors. This area has walls with a wallpaper finish. The breakfast area is separated from the kitchen by cabinetry hanging from the ceiling that follows the trajectory of the ceiling beams above. The lower kitchen cabinets extend below this, along the outer wall with a band of fixed windows above, and then turn the corner to form a U-shaped footprint. On the north wall, set within floor-to-ceiling cabinetry, are a wall oven and warming drawer. The kitchen walls have a smooth, painted finish. The countertops and backsplash are $\frac{3}{4}$ " x $\frac{3}{4}$ ", unglazed porcelain ceramic tiles with a light-green color. A kitchen island features a cooktop and countertop with the same light-green tiles. A built-in wood desk with wood cabinets hanging on the wall above is situated on an interior wall across from the kitchen island near the center of the house. On the wall adjacent to the desk is a louvered-wood pocket door that leads to a pantry and storage area. A pocket door in the north wall of the kitchen leads to the primary entry hall at the front entrance.

A **hallway** (labeled "hall #1 and "hall # 3" on figure 8, see also photo 18) extends from the living room to the private living areas on the main level in the northwest section of the house. A set of louvered wood doors at the base of hallway #3 allows the hall to be closed off from the common living spaces. The double-loaded corridor walls have a wallpaper finish, and the ceiling has wood grate panels with fluorescent tube lights above. It terminates at a linen closet with decorative doors. The corridor accesses a utility room, hallway bathroom, three secondary bedrooms, and a primary bedroom and bathroom.

Two rooms comprise the **hallway dressing area and bathroom** (photo 19). One enters the space via the dressing area which includes a full-length counter with $\frac{3}{4}$ " square-tile top and backsplash and one white porcelain sink. The tiles are a mix of white, yellow, orange, and brown colors. The counter rests on a row of five drawers and six cabinets with a dark-stained wood finish. Mirror panels hang on the wall above. Above the mirrors is a partial dropped ceiling with original square, ceiling-mounted light fixtures. On the wall opposite the sink is a pocket door into the bathroom which features a white porcelain bathtub against the southeast wall. The bathroom has a 4" ceramic tile floor and wall to a height of nearly 3'. The unconventional shape of the room allows for a triangular shelf clad in ceramic tiles along the southwest wall against which the toilet is situated. The upper walls and ceiling are smooth, painted lathe-and-plaster. An original globe light fixture hangs from the ceiling.

The **utility room** includes a washer, dryer, and sink with fir plywood cabinets hanging above just inside the door along the west wall (photo 20). The utility room accesses an outdoor screened-in patio through a door that is located opposite the hallway door. The north wall contains a bottom row of wood cabinets

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and drawers topped with a Formica countertop and backsplash. Wood cabinets hang above. The cabinet doors are unadorned and made of painted fir plywood. Two of the bottom cabinets have louvered doors. The hardware on the drawers and cabinets is original. An original round, ceiling-mounted light fixture illuminates the space. A closet with a hinged wood door is located in the southeast corner.

All four bedrooms are situated in a row along the northwest wall of the house and accessed by a secondary hallway (labeled "hall # 4" on figure 8). The hallway is carpeted, void of any trim at the base of the walls and around the door openings and lined with closets. The ceiling has wood grate panels with fluorescent tube lights above. The **primary bedroom** (labeled "master bedroom" on figure 8, see also photo 21) includes a smooth-finished ceiling, textured wall-papered walls, oversized sconces on either side of the bed on the northeast wall, an electrical panel next to the left sconce that controls all the lights in the house, and a carpeted floor. The space has been enlarged to capture the space of a former covered patio and now includes a sliding glass door on the northeast wall that leads outside. The bedroom is part of a suite that also includes a **private bathroom** and a **dressing area with a vanity** and closets with louvered wood folding doors (photo 22). The vanity and private bathroom feature yellow porcelain sinks with $\frac{3}{4}$ " square-tile countertop and backsplash. Like the hallway dressing room, the tiles are a mix of white, yellow, orange, and brown colors. The vanity includes wood drawers with brass trapezoidal-shaped hardware. Original metal mesh fixtures with integrated light bulbs encircle the mirror.

The **three secondary bedrooms** are spacious, each with a built-in desk and a light and closets with louvered wood folding doors (photo 23). The bedrooms each have a smooth-finished ceiling, wall-papered walls, and a carpeted floor.

Near the entrance to the living room (labeled "hall # 1" on figure 8) is a tall, decorative stairwell with a **U-shaped staircase to the basement** (photo 24). The walls have textured wallpaper, and the ceiling has a popcorn texture finish. The metal railing features rectangular patterns and a gold-color finish. A cluster of seven plastic-globe light fixtures hang from the ceiling above the landing, and a tall window with a casement sash brings natural light into the space. The stair risers are carpeted.

The **basement** includes an open recreation room that is situated beneath the first-floor living room (figure 9 and photo 25). The recreation room features a white-brick fireplace and a bar with a high countertop. Several fluorescent tube lights set within the dropped ceiling illuminate the space. Boxed-in ductwork rings the outer perimeter of the ceiling. Grooved wood paneling clads the walls. There are rectangular slider windows at the top of the walls that open to window wells. The remainder of the basement is subdivided into smaller spaces that are connected by a corridor. The spaces include an office (photo 26), bathroom, woodworking area, storage areas, and an unfinished room housing electrical and mechanical systems.

Resource 2: Carport

Contributing Building

Date of Construction: 1961

The two-car carport is situated in front of the residence near the center of the parcel (photos 2 and 3). The wood-frame building measures approximately 33' by 23', part of which is an enclosed storage area along the southeast side wall. The flat roof structure has long glue-laminated beams that are supported by round posts. The carport ceiling is finished in grooved cedar. The back north wall of the carport features six full-height corrugated fiberglass panels with a yellow translucent finish (photos 3 and 5). The remainder of the carport is clad in horizontal cedar siding. There is a concrete planter within the carport

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and adjacent to the covered walkway.

Change Over Time and Integrity

The property has functioned as a single-family residence since it was completed in 1961. Most wall surfaces, flooring, light fixtures, and hardware throughout the residence are original. The following is a list of known changes:

- The original built-up roof with gravel has been replaced with a Carlisle TPO single-ply membrane roof, 2023
- The arched fiberglass roof over the walkway between the carport and the residence was replaced with a gabled-roof covering, approximately 2015 (figure 15 and photos 4 and 6)
- A patio to the left of the primary entrance originally featured a corrugated fiberglass roof, but it was roofed over and screened in, 1980s (figure 15 and photo 10)
- The windows were replaced in-kind (double-pane to triple-pane aluminum), 1980s
- Interior ceiling light covers in the hallways were replaced with wood screens, 1980s (photo 18)
- The primary bedroom was enlarged by extending into a former covered patio, which also featured a corrugated fiberglass roof, 1980s (figure 8 and photo 21)
- The basement spaces were finished after the house was constructed, 1960s-1970s

The Brookover House retains an excellent degree of the seven aspects of integrity, including setting, feeling, association, location, design, workmanship, and materials. The residence remains at its original location where it was built in 1961, adjacent to the 18th hole of the Hillcrest Country Club's golf course in the Hillcrest Terrace Subdivision, and thus its integrity of location is strong. The setting has changed only minimally, primarily as the neighborhood around it has evolved to include more single-family residences, and as trees and landscape elements have matured. Despite some changes to the residence (noted above), the property clearly exhibits the characteristics of a custom-built, architect-designed residence reflective of the mid-20th-century Modern Movement. The residence and carport retain their original massing, scale, key design features, and materials, including exterior claddings, general interior spatial arrangement, and many interior finishes. As a result, the property clearly conveys its historic associations with mid-century Boise and the Brookover family.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1961-1974

Significant Dates

1961 – building completed, placed into service

Significant Person

(Complete only if Criterion B is marked above.)

Brookover, J. Gordon

Brookover, Barbara J. (B.J.)

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Grider & La Marche Architects

Period of Significance (justification)

The period of significance begins in 1961, when the residence was completed and placed into service, and ends in 1974, the 50-year cut-off date that is recommended by National Register guidelines for properties with continued importance where no more specific date can be defined. This period encompasses the years during which the property owners J. Gordon and Barbara J. Brookover managed and contributed to the growth and development of Brookover's women's clothing store.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Brookover House, located at 4704 Hillcrest View Drive, in Boise, Ada County, Idaho, is eligible for listing in the National Register of Historic Places under Criterion B in the area of COMMERCE and under Criterion C in the area of ARCHITECTURE. The property is significant for its association with J. Gordon and Barbara J. Brookover who were important figures in Boise's retail clothing community in the second half of the 20th century. They managed and grew Brookover's Inc., a women's fine clothing business established in 1917 by Gordon's father Samuel Brookover, from a single downtown store to multiple locations in Boise and Nampa. The nominated residence is the only extant property with integrity associated with the second generation of Brookovers during the growth and expansion of their clothing business. Gordon and Barbara Brookover commissioned the Boise-based firm Grider & La Marche Architects to design the residence in the newly established Hillcrest Terrace Subdivision adjacent to the Hillcrest Country Club. Completed in 1961, the residence is locally significant as an outstanding example of Modern Movement architecture. Its distinctive plan, complex form, and Contemporary design with a Japanese aesthetic put it among a select subset of custom-built, architect-designed Modern Movement residences in the greater Boise area.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Brookover House is eligible under **Criterion B** in the area of COMMERCE for its association with Gordon and Barbara Brookover who were active in the Boise business community through their longstanding family clothing business Brookover's, Inc. The business modernized and evolved under Gordon and Barbara's management, beginning in 1953 when Gordon took over leadership of the business from his father, Samuel Brookover. They saw value in maintaining a modernized downtown store that reflected the latest fashions and trends and in opening suburban locations with new amenities catering to their evolving clientele. The Brookovers anticipated changes to the industry that resulted in the growth of discount retail stores and the Towne Square Mall, which opened in Boise's West End in 1988. They had planned well and adjusted to meet these challenges and, at opportune times, gracefully exited the business in particular locations. They sold their last remaining store in 1994.

The Brookover House is also eligible under **Criterion C** in the area of ARCHITECTURE as an exceptional local example of an architect-designed Modern Movement residence, and because it embodies distinctive characteristics of a type and period of construction. Designed by the local firm Grider & La Marche Architects, it displays elements typical of the mid-century Contemporary style, including a low building profile, deep eaves, exposed structural beams, a covered walkway from the carport to the entrance, and materials and finishes that reflect a Japanese aesthetic. Its unconventional plan and compartmentalized interior spaces set it apart from typical mid-century residences, making it one of the firm's premier residential designs.

The Boise Bench & the Hillcrest Neighborhood

The area known as the Boise Bench is located on a plateau south and west of downtown, across the Boise River, a tributary of the Snake River. It occupies the ancestral and cultural lands of the Shoshone, Bannock, and Northern Paiute peoples, which encompass vast stretches of land in present-day Idaho, Oregon, Nevada, Utah, Wyoming, and Montana. The Boise River watershed was an important source of life and served as a vital transportation corridor, not only for native tribes but also for European-American fur traders, missionaries, gold-

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seekers, and Oregon-bound settlers in the 19th century. The original Boise townsite was concentrated along and adjacent to the river, while the benches developed later. These river terraces include two benches, the First Bench and the Second Bench. Boise was an established capital city when Idaho became a state in 1890, but the benches remained sparsely settled due partly to their arid, high desert environment. Speculators and developers built and expanded irrigation infrastructure across the benches in the first two decades of the 20th century to promote settlement and agriculture. The New York Canal that cuts through the south-central part of the benches is a legacy of the irrigation system. A network of roads emerged as did connections to the city's trolley system.

Although parts of the First Bench were platted in the early 20th century, the broader transition from pastures and farms to new residential developments accelerated following World War II. Like cities across the country, Boise experienced a post-war population boom requiring more housing. Residential development increased so dramatically during the 1950s that "by 1960 substantially more Boise-area citizens lived outside city limits than within."⁴ Waves of annexations between the late 1940s and 1960s brought many newly platted outlying areas into the Boise City Limits.

Today's Hillcrest neighborhood is located just north of the Boise airport and straddles both benches, although most of it is on the Second Bench. A large portion of the neighborhood was platted as the Hillcrest Subdivision in 1913 and serviced by the Hillcrest Loop of the city's trolley system, but much of the surrounding land remained under the ownership of the Eagleson and Day families into the late 1930s (figure 12). The Eagleson family had ties to the Idaho Country Club (later the Hillcrest Country Club), which acquired property in the central part of the neighborhood in the 1920s, making the adjacent unplatted tracts especially attractive for residential growth as demand for housing grew following World War II (figure 13).⁵ Nearby, on the western Bench, Samuel. E. Brookover owned a large tract of land that was home to his ranch and dairy cattle business into the mid-20th century (figure 12). Part of it became the Randolph Robertson Subdivision in the 1950s, and there is a street named Brookover Drive.

Property owners and development entities filed several plats in the Hillcrest neighborhood following World War II. Among these was the Hillcrest Terrace Subdivision in 1951, although parts of the plat were vacated in 1955 to make way for expansion of the golf course.⁶ Some of the first advertisements for homes in the new subdivision, available with GI and FHA financing, appeared in the *Idaho Statesman* in 1954. That same year, the City of Boise annexed the Hillcrest Country Club, and the Hillcrest Terrace Subdivision followed in 1962.⁷

Year	Boise Population
1940	26,130
1950	34,393
1960	34,481
1970	74,990
1980	102,249
1990	125,738
2000	195,532

Table 1. Source: U.S. Census Bureau.

⁴ Kerry Davis, Idaho Historic Sites Inventory Form for Mountain View Elementary School, (Boise: Idaho State Historic Preservation Office, 2017), 22.

⁵ Hillcrest Neighborhood Plan, (Boise: City of Boise, 2007), 7. Accessed Apr. 4, 2024.

<https://www.cityofboise.org/programs/energize/neighborhood-associations/hillcrest-neighborhood-association/>

⁶ "Legal Notice," *Idaho Statesman*, Mar. 11, 1955, p. 18.

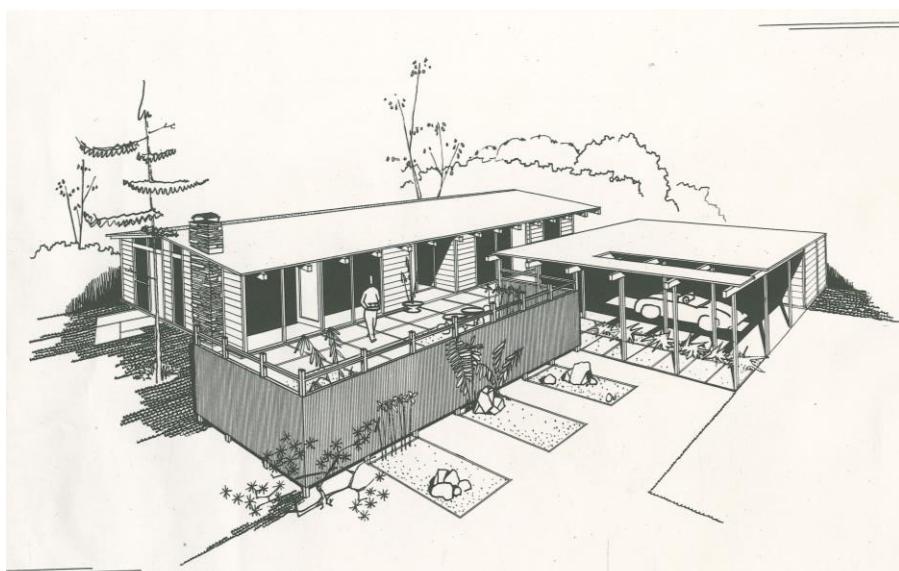
⁷ City of Boise, Ordinance Nos. 2248 (1954) and 2584 (1962). GIS Annexations Map Layer. Accessed Apr. 30, 2024.

<https://opendata.cityofboise.org/maps/2e1e7fd5e3ad47cea227925b3be780af>

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Property History & Brookover Family



Grider & La Marche presentation drawing of the Ming Joy House..
Source: Idaho State Archives.

House (demolished). Completed in 1959, it was located at 3700 Catalina Road just across the golf course from the Brookover House and was featured in *Living Magazine* and *Architectural Record* at the time of its completion. It was the only Boise home to receive this degree of national attention during this period. There are several design similarities between the Ming Joy and Brookover homes, including the Asian influence, separate carport and residence connected with a breezeway, the carport being enclosed on one side while the other is left open, and similar interior elements including Japanese shoji screens and suspended kitchen cabinets. Not only was the Ming Joy House a possible source of design inspiration, but it may also have led the Brookovers to retain Grider & La Marche Architects to design their nearby residence. Another reason the Brookovers may have chosen this firm is that concurrent with the planning of the residence Gordon was involved in the development of the New York Life office building at 420 Bannock Street (extant) which also was designed by Grider & La Marche.⁸ Indeed, the office building and Brookover House have similarities and feature the same white brick exterior wall cladding. In addition to the architectural firm, the Brookovers retained interior designer Lucille Taylor with whom Barbara worked closely to influence the home's interior character. Taylor had worked in the field since 1949 but had only started her own business in 1960.⁹

Gordon had been the manager of Brookover's, Inc., his family's women's clothing business, since 1953, and he and Barbara had begun to open new store locations just prior to moving into their new home. The Brookovers are a prominent family in Boise's commercial history. In 1911, Gordon's father Samuel E. Brookover moved from Missouri to Twin Falls, Idaho, where he worked in a department store with limited clothing options for women. He moved to Boise a few years later and opened a women's ready-to-wear clothing shop in early 1917 in the Overland/Eastman Building at 109 N. Eighth Street (demolished, figure

When J. Gordon and Barbara J. Brookover moved into their new home in the Hillcrest Terrace Subdivision in 1961, they had been married for nine years and had two small children. The Brookovers were active members of the Hillcrest Country Club, which factored into their decision on where to build their new residence. The couple hired the local firm Grider & La Marche Architects to design the home, and it appears the couple worked closest with Rodney J. Grider, whose initials are noted on the home's architectural drawings. It is not known why the Brookovers chose this firm, but there are a few plausible explanations. One is the influence of the nearby Ming Joy

⁸ "New York Life To Use Office On Bannock," *Idaho Statesman*, Aug. 31, 1960, p. 11.

⁹ Hollis Brookover, In-person interview by Sarah Martin. Apr. 23, 2024. Notes in possession of the author. "Lucille T. Taylor," [obituary] *Idaho Statesman*, Jun. 8, 2005, p. 18.

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14a).¹⁰ It was reportedly "the first [store] of its type in Idaho," presumably meaning the first to focus on women's high-end apparel.¹¹ However, there were other department stores of note in downtown Boise before 1920, including The Mode and The Bazaar, which had similar long runs well into the 20th century. When later asked why he chose to focus on women's apparel Samuel said, "I didn't care for being a general manager of a dry goods department and thought women's clothing would be a nice clean line to work in."¹² He opted to focus on selling quality items, noting that "if a business is to be run on a high level, a high grade of merchandise is required."¹³ Additionally, as the economy changed and more women took active roles in the economy as workers, consumers, and volunteers, they garnered the attention of advertisers and the retail sales market.¹⁴ Brookover's wife Mary (Tuley) Brookover is not believed to have played an active role in the business. Instead, she was an active clubwoman and was a member of the Columbian Club, Tuesday

Musicale, and Women of Rotary.¹⁵ In addition to the women's clothing business, Samuel Brookover owned and managed a ranch and dairy cattle operation and owned land in Section 18, Township 3N, Range 2E (today's Borah neighborhood of Boise). The couple lived at 919 Harrison Boulevard, (extant, Harrison Boulevard Historic District, NRIS# 80001286).

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Gordon (left) and Samuel Brookover, ca. 1950s.
Source: Barbara Brookover Scrapbook.



Women employed by Brookover's, ca. 1950.
Source: Barbara Brookover Scrapbook

¹⁰ "Brief City News – New Store to Open," *Idaho Statesman*, Jan. 25, 1917, p. 5.

¹¹ "Brookover Store Keeps Location for 45 Years," *Idaho Statesman*, Apr. 22, 1962, p. 35.

¹² "Brookover Store Keeps Location for 45 Years," *Idaho Statesman*, Apr. 22, 1962, p. 35.

¹³ "Brookover Store Keeps Location for 45 Years," *Idaho Statesman*, Apr. 22, 1962, p. 35. "Longtime Boise Merchant, Samuel E. Brookover, Dies," *Idaho Statesman*, Apr. 24, 1970, p. 24.

¹⁴ Jan Whitaker, *Service and Style: How the American Department Store Fashioned the Middle Class* (New York: St. Martin's Press, 2006), 38.

¹⁵ "Mrs. Brookover Expires at Home After Long Illness," *Idaho Statesman*, Jul. 15, 1958.

¹⁶ J. Gordon Brookover obituary, *Idaho Statesman*, Feb. 25, 2024.

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Gordon joined the family business in 1947 after serving in the military and attending USC. He took over management from his father in 1953, although the senior Brookover remained active in the business for many years. Instrumental in Gordon's success as owner and chairman of the board for Brookover's, Inc., was his wife Barbara. While he was "the consummate salesman," she was "the accounting wizard of the team."¹⁷ Before her marriage to Gordon, Barbara had earned her bachelor's degree in business administration from San Jose State University. Outside of work and family, she was a member of the Boise Junior League, a volunteer at the Methodist Church, and an active member of the Hillcrest Country Club.¹⁸



Idaho Statesman, Feb. 15, 1931, p. 5.



Idaho Statesman, Nov. 8, 1953, p. 4.



Idaho Statesman, Oct. 20, 1985, p. 48.

In the early 1960s, Brookover's sold all types of women's apparel, including coats, suits, dresses, sportswear, furs, lingerie, and accessories. The business had nearly phased out hats and had not had a millinery section in more than 20 years. In 1962, approximately 30 people, mostly women, worked for Brookover's stores, a number that would grow as the business expanded in the 1960s and 1970s to include six stores. Gordon and Barbara oversaw all this expansion, beginning in August 1959, when the second Brookover's store opened at Vista Village, 1100 S. Vista Ave. (extant, altered, figure 14b). The third store opened in 1963 in Nampa at 123 13th Ave. S (extant, figure 14c) and was the first and only Brookover's store outside of Boise, but it closed in 1973. In 1966, a new downtown location opened at 815 Idaho St. (demolished), around the corner from the original Brookover's store that they had outgrown and closed.¹⁹ Three more locations opened in the 1970s, at Westgate Shopping Center, 7500 W. Fairview Ave. (extant, altered), in 1974; Hillcrest Plaza, 5100 W. Overland Rd. (extant, altered), in 1976; and another downtown shop at 825 W. Idaho St. (extant), in 1979 that was first called Casual Corner and then Petite Dimensions.

Under Gordon and Barbara's leadership, Brookover's set the pace for the local expansion and redevelopment of similar retail outlets in the postwar years. Other locally owned mainstay retailers specializing in high-end women's clothing and accessories, including its principal competitor Carroll's, followed the trends set by Brookover's in developing new downtown stores and suburban branches. When Brookover's opened a new downtown location in the late 1960s and concurrently expanded its retail footprint around the Treasure Valley,

¹⁷ J. Gordon Brookover obituary, *Idaho Statesman*, Feb. 25, 2024.

¹⁸ Barbara J. Brookover obituary, *Idaho Statesman*, May 10, 2020.

¹⁹ "Brookover's Opens Store At New Site," *Idaho Statesman*, Mar. 13, 1966, p. 40.

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Carroll's opened a new downtown flagship store the next year and also followed its competitor into the suburban market. Brookover's also led the transition of women's clothing retailers into Boise's first enclosed suburban shopping center in the early 1970s, bridging the transition from downtown-centric retailing to the mall.

Brookover's reached peak business with five locations open in the late 1970s and early 1980s. Their children, Gary Brookover and Hollis Brookover, who were teenagers during this period, recall their entire family worked to fill orders, move inventory between stores, and make bows and wrap presents during the busy holiday season.²⁰ Gordon and Barbara had ushered the business through tremendous change and grown it by adapting to the evolving tastes and shopping preferences of women. For example, the Visita Village store that opened in 1959 included a beauty salon and a basement meeting room for use by local women's organizations.²¹ When they opened their new downtown location in 1966, the downstairs level featured a section called "Brookarama," a year-round sale department that reportedly was a new concept in Boise but had been used in California stores.²²

For much of the 20th century, Brookover's was a fixture on the local shopping scene for fashionable women, leaving generations of Boiseans with memories of the business.²³ The Brookovers foresaw changes to the industry coming that resulted in the growth of discount retail stores and the Towne Square Mall, which opened in southwest Boise in 1988. The *Idaho Statesman* described the new mall as "a gargantuan 25-acre indoor shopping palace," that would "ripple through every corner of the local retail industry, sparing no retailer or part of the city."²⁴ The Brookovers had planned well and adjusted to meet these challenges and, at opportune times, gracefully exited the business in particular locations, either through closure or sale, without experiencing the financial ruin that many other similar businesses did.

The Brookovers closed their downtown location the same year the mall opened in 1988. They sold the store at Vista Village and closed the one at Westgate Shopping Center in 1990. In 1994, they sold the Hillcrest Shopping Center store—their last remaining open location—to longtime employee Tim Myers, but it only stayed open another four years.²⁵

As a longtime leader in Boise's retail and business community, Gordon held many civic interests. He served as a trustee on the Boise State University Foundation; a member of the St. Alphonsus Regional Medical Center board which he chaired in 1991 and 1992; a board member of the Greater Boise Chamber of Commerce, Home Federal Savings and Loan, Idaho First National Bank, and West One Bank; a member of the Boise



Gordon & Barbara Brookover
Source: Brookover family collection

²⁰ Gary Brookover and Hollis Brookover, in-person interviews by Sarah Martin, Apr. 23, 2024. Notes in possession of the author.

²¹ "Brookover Store Keeps Location for 45 Years," *Idaho Statesman*, Apr. 22, 1962, p. 35. Barbara Brookover's scrapbook records suggest Vista Village opened in August 1958, but advertisements in the *Statesman* confirm it was 1959.

²² "Brookover's Opens Store At New Site," *Idaho Statesman*, Mar. 13, 1966, p. 40.

²³ Reflections of Brookover's roots in the community have appeared in interesting and surprising ways over the years, including the use of store packaging by renowned Idaho folk artist James Castle in his art. He produced many works on found materials and made at least one of his creations on Brookover's ephemera that is now part of the Smithsonian American Art Museum collection. James Castle, *Untitled*, ca. 1931-1977, found paper, soot, and string, 11 1/2 x 7 3/4 in. (29.2 x 19.7 cm), Smithsonian American Art Museum, 2013.27.52. Accessed Jun. 21, 2024. <https://americanart.si.edu/artwork/untitled-85776>

²⁴ "Mall to send ripple over Boise retailing," *Idaho Statesman*, Feb. 28, 1988, p. 66.

²⁵ "Landmark Brookover's to close its doors," *Idaho Statesman*, Jan. 3, 1998, p. 16.

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Airport Commission in the early 2000s; a director of the Rotary Club of Boise; and a member of the Arid Club, becoming Kingfish in 1982, and of the Hillcrest Country Club, serving as president in 1971.²⁶

Gordon and Barbara lived out their retirement and final years in their home on the golf course. Barbara died in 2020 and Gordon in 2023.

Architectural Significance

Modern Movement Architecture

The Modern Movement in American architecture encompasses a period from about 1930 to 1975 and includes a range of architectural styles and forms, including International, Miesian, Wrightian, Minimal Traditional, Contemporary, Ranch, Split-Level, and others. The movement was a reaction to Eclecticism and a rejection of historical styles and forms, instead favoring simplicity, functionality, flexibility in plan, regularity and structural order, and avoidance of applied ornamentation.²⁷ A central tenant of Modern Movement residential design was innovation—in design, materials, and domestic technology. In most examples, interior plans promoted free-flowing movement within open living areas and emphasized the latest domestic technology.²⁸

Following World War II, suburban projects dominated the work of Boise-area architects and builders. Minimal Traditional and Ranch houses were most common in builder subdivisions of the post-war era throughout the country, but the Contemporary style was a favorite of American architects, particularly on the West Coast. The Contemporary style was influenced by Frank Lloyd Wright's Usonian houses—stylish, moderately priced small houses designed for the American middle class—and their emphasis on the design of interior spaces with respect to the outdoors. In the late 1940s and 1950s, regional-based architects, including Paul Kirk and Paul Thiry in Seattle; Pietro Belluschi, John Storrs, and John Yeon in Portland; and Boise-based Arthur Troutner, Joseph La Marche, and Nat Adams, among many others, were exploring Modernism in a Northwest context, to take residential design beyond the popular Contemporary style and Ranch house form. What emerged was a Northwest regional brand of Modernism that emphasized post-and-beam structures, natural claddings, viewsheds, and minimal embellishment.

Unlike the Eclectic Movement styles of the late 19th and early 20th centuries, the Contemporary style was focused on the interior and how each space relates to the outdoors. Designed from the inside out, Contemporary houses incorporated outdoor living spaces, gardens, and viewsheds into the open and flowing arrangement of interior rooms. In the high-desert northwest, these houses are often built on sloping hillsides with a terraced landscape and oriented toward views of waterways and mountains—or even golf courses. These designs—with their low-pitched or flat roof with deep eaves and large expanses of glass to draw in light—accommodate the moderate climate and dark winters.

The Brookover House embodies typical qualities found in Modern Movement residential architecture but with a flare for the avant-garde. For example, it displays elements of the Contemporary style in its low profile; flat roofs; wide overhanging eaves; exposed roof beams; natural materials including wood and brick; broad expanses of uninterrupted wall surfaces; large windows, glass sliding doors, and patios that integrate interior spaces with the outdoors; large masonry hearths; and a carport that is detached but integrated into the design of the house via a covered walkway. However, the property differs from the Contemporary style in a few key ways. First, its complex and unconventional plan goes against the orthogonal tenets of the style, since most Contemporary residences have a boxy, rectangular, or L-shaped plan. Second, the home's compartmentalized

²⁶ J. Gordon Brookover obituary, *Idaho Statesman*, Feb. 25, 2024.

²⁷ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2017), 548-549.

²⁸ Preservation Idaho, *Idaho Modern Field Guide*, first ed., (Idaho Modern initiative, Boise, ID: 2016), p. 7.

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interior is counter to the more common free-flowing spatial arrangement found in most Contemporary-style houses. Lastly, while many Contemporary residences feature floor-to-ceiling window walls, the Brookover House has no window walls.

Its unconventional design puts it among a select subset of custom-built, architect-designed Modern Movement residences in the greater Boise area. Perhaps closest in comparison is renowned Modernist architect Arthur (Art) Troutner's family residence completed in 1957 and perched on a cliff near Table Rock at 787 Troutner Way. Modern-era innovation is on full display in the 16-sided circular home, and it reflects Troutner's creativity as a designer and inventor of engineered wood products.²⁹ Its obvious commonality with the Brookover residence is the complex circular plan with a roof supported by exposed wood beams that radiate outward from the center of the house. Both homes exhibit elements of the Contemporary style but emphasize non-rectilinear forms resulting in dramatic architecture that defies stylistic classification. The homes also differ in key ways, chief among them being their respective settings. The Troutner House is situated on a 3.7-acre parcel and is dramatically suspended over a cliff, offering those inside a stunning, nearly full-circle view of the distant mountains and landscapes. By contrast, the Brookover House is tucked discreetly to the back of a 0.67-acre parcel on a landscaped lawn that is slightly elevated for ideal views of the 18th green at Hillcrest Country Club's golf course. Reflective of their respective settings, the Troutner House uses local stone in outside retaining walls and in the massive central fireplace, while the Brookover House exhibits white brick in exterior walls and interior fireplaces. While both homes are outstanding in their own right, the Brookover House is arguably more intact than the Troutner home, which suffered a fire in the 1990s.³⁰

Another example for comparison is the former residence of Earl and Kathleen Chandler at 611 W. Wyndemere Drive in the Upper Highlands. Built in 1960, the Modernist residence was designed by the Chandlers' nephew, Frank Brown, as his senior project while enrolled at the University of Colorado's architecture program. It represents one of only a few executed designs in his brief career. Brown's Modernist approach to architecture—and Earl Chandler's role as his own general contractor—resulted in an exceptional design that was influenced by the hilltop site and setting, which differs from the more discreet setting of the Brookover residence. Situated on a south-facing slope, the Chandler House fully integrates the lot's stunning views and takes full advantage of sun exposure in both outdoor and indoor living spaces. It shares with the Brookover House a complex, circular plan with a roof supported by exposed wood beams that radiate outward from the center of the house. When viewed from above, the Chandler House form resembles a spiral-shaped nautilus, and instead of a separate bedroom wing like the Brookover House, the sleeping and service spaces are arranged around a central, circular living space. Both homes emphasize non-rectilinear forms resulting in dramatic architecture. The Chandler House exhibits natural wood and stone materials throughout the exterior and interior. Like the Brookover House, a focal point of the Chandler residence is a fireplace, but it is made of stone rather than brick. Both homes are outstanding in their own right, but the Brookover House has a higher degree of integrity than the Chandler House, which is undergoing a major renovation as of this writing.³¹

Comparison with the works of other architects working locally in the 1950s and 1960s underscores the distinctiveness of the Brookover, Troutner, and Chandler homes. Several talented Modernist architects, including Nat Adams, Victor Hosford, Charles Hummel, and Jedd Jones, also explored Modernism with their clients. Most enhanced and elevated Modern residential designs by incorporating flourishes of Japanese and Scandinavian design or by using post-and-beam structures and natural claddings, resulting in a Northwest regional brand of Modernism. Examples of the breadth of talent and range of stylistic influences are revealed in these extant examples: Nat Adams' 1024 S. Glen Haven Drive (1957, Contemporary); Hosford's 1627 Gourley

²⁹ Preservation Idaho, "787 Troutner Way," (Idaho Historical Building and Homes, Idaho Architecture Project). Accessed Apr. 24, 2024. <https://www.idahoarchitectureproject.org/>

³⁰ Preservation Idaho, "787 Troutner Way," (Idaho Historical Building and Homes, Idaho Architecture Project).

³¹ Preservation Idaho, "Earl and Kathleen Chandler House," (Idaho Historical Building and Homes, Idaho Architecture Project). Accessed Oct. 23, 2024. <https://www.idahoarchitectureproject.org/>.

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St. (1958, Miesian); Charles Hummel's 305 N. Mobley Drive (1956, Modern); and Jones' 1022 E. Warm Springs Avenue (1962, International) and 105 E. Highland View Drive (1964, Modern).



Troutner House, undated (Source: Idaho Architecture Project)



Chandler House, 2019 (Source: Dan Everhart)

Architecture Firm: Grider & La Marche

Rodney J. Grider and Joseph M. La Marche worked together as principals in the firm Grider & La Marche Architects from 1957 to 1963. Both men graduated from the University of Idaho, La Marche in 1952 and Grider in 1953. Before their partnership, Grider worked for Hummel, Hummel & Jones Architects (1949); Thomas Leake, Architect (1953-56); and in private practice (1956-57), while La Marche worked for Harold Thompson, Architect (1953-55) and Nat J. Adams, Architect (1955-57). Following the partnership, Grider moved to Astoria, Oregon, and continued to work as an architect. La Marche joined the Boise firm Dropping, Kelley, Hosford, and La Marche. Both men were active in the Idaho Chapter of the American Institute of Architects (AIA), as board members and in various officer positions, Grider between 1958 and 1963 and La Marche in the late 1960s and early 1970s.³²

Grider & La Marche Architects worked on various types of projects, including residential, commercial, and medical buildings. Their residential designs received praise and likely earned them additional commissions. In 1957, La Marche and Nat Adams designed the Electri-Living Home in the Highlands Subdivision at 3302 N. Crane Creek Road (extant).³³ Sponsored by the *Living for Young Homemakers* magazine and the Idaho Power Company, the Contemporary-style split-level home featured an all-electric kitchen and "homemaking center" that enabled the use of modern electric appliances.³⁴ Additionally, Grider & La Marche earned praise for a residence they designed for the 1958 Parade of Homes, the "Ming Joy" Medallion home in Boise's Country Club Manor subdivision at 3700 Catalina Road (demolished). The residence was named one of *Architectural Record* magazine's top 20 houses of 1959. The magazine lauded Grider & La Marche for their thoughtful planning of the small residence, which provided both privacy and a sense of spatial variety.³⁵ The home's Contemporary style was complemented by Japanese design elements including shoji screens dividing interior spaces, a feature also found in the Brookover House. These two high-profile projects—the Electri-Living Home and the Ming Joy—demonstrated both Grider and La Marche's creativity and thoughtfulness in their use of the

³² American Architects Directory, 1962, p. 266. American Architects Directory, 1970, p. 518.

³³ ICRIS, Survey Record for 3302 N. Crane Creek Road, Boise; Smithsonian no. 10AA10965.

³⁴ Preservation Idaho, *Idaho Modern Field Guide*, first ed., (Idaho Modern initiative, Boise, ID: 2016), p. 6.

³⁵ "New Homemaking Trends in Parade of Homes," *Idaho Statesman*, Sept. 23, 1958, p. 8. "Small House Offers Privacy," *Architectural Record*, vol. 125, no. 6 (mid-May 1959), pp. 128-131.

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latest Modern materials, technology, and stylistic trends. New residential commissions soon followed, including a home for J. Gordon and Barbara J. Brookover in the Hillcrest Terrace Subdivision.

In addition to their custom designs for individual clients, Grider & La Marche also produced plans for a 50-house speculative project in Boise's Norcrest Subdivision in 1959. The developer, Enterprise Investments Co. (EIC), was an all-in-one firm that built, sold, and financed new homes in various Boise subdivisions, including Norcrest.³⁶ Although Grider & La Marche's contributions to the Norcrest Subdivision deserve further study, as do other builder-developer subdivisions, this model employed an economy of scale that made the homes affordable to more homebuyers, while giving the subdivision a cohesive, custom-built appearance.

The following Boise properties are attributed to Grider & La Marche:

Dr. D.W. Clinic, 1004 W. Fort Street (1957, extant)
Metropolitan Life Insurance Office Building, 520 State Street (1957, demolished)³⁷
"Ming Joy" Medallion home, 3700 Catalina Road (1958, demolished)³⁸
Residence, 2805 Inglewood Drive (1958, extant)³⁹
Residence, 729 W Braemere Road (1958, extant)⁴⁰
Columbia Corporation Office Building, 5th and Washington streets (1959, demolished)⁴¹
50-house Speculative Housing Project (Norcrest Subdivision) for Enterprise Investment Co. (1959)⁴²
New York Life Office Building, 420 W Bannock Street (1960-61, extant)⁴³
Safeway Shopping Center & Skaggs Drug Center, Vista Avenue & Overland Road (1961, demolished)⁴⁴
Downtowner Motel, 1800 Fairview Avenue, (1961, extant);⁴⁵ plus third-story addition (1962, extant)⁴⁶
Two-story addition to an office building at 219 N 17th Street (1962, extant)⁴⁷
Dental Arts Building, 103 West Idaho Street (1963, extant)⁴⁸
Safeway Store, 1515 W State Street (1963, extant)⁴⁹

Summary

The Brookover House is eligible under Criterion B in the area of COMMERCE for its association with Gordon and Barbara Brookover who were important figures in Boise's retail clothing community in the second half of the 20th century. The second-generation husband-wife team built Brookover's Inc. from a single downtown store to multiple locations in Boise and Nampa, from the 1950s through the early 1990s. Completed in 1961, the Brookover House is also eligible under Criterion C in the area of ARCHITECTURE as an outstanding example of Modern Movement architecture. Designed by the local firm Grider & La Marche Architects, its

³⁶ Ashley Molloy, Compliance Architectural Historian, Idaho SHPO, has completed cursory research to suggest that Enterprise Investments Co. also developed residences in the Country Club Manor, Willow Lake, Green Acres, and Winstead Park subdivisions.

³⁷ Grider & La Marche Architects, Completed Work List (undated).

³⁸ "New Homemaking Trends in Parade of Homes," *Idaho Statesman*, Sept. 23, 1958, p. 8. "Small House Offers Privacy," *Architectural Record*, vol. 125, no. 6 (mid-May 1959), pp. 128-131.

³⁹ "Model Home," *Idaho Statesman*, Jul. 16, 1958, p. 21. La Marche reportedly designed several houses on Glen Haven Drive and Clark Street.

⁴⁰ Grider & La Marche Architects, Completed Work List (undated).

⁴¹ [No title], *Idaho Statesman*, Aug. 9, 1959, p. 12.

⁴² Grider & La Marche Architects, Completed Work List (undated). Idaho SHPO architects' research file. It is not clear how many homes in the Norcrest Subdivision ultimately used a Grider & La Marche stock plan.

⁴³ "New York Life to Use Office On Bannock," *Idaho Statesman*, Aug. 31, 1960, p. 11.

⁴⁴ "New Safeway-Skaggs Building," *Idaho Statesman*, Jul. 27, 1961, p. 22.

⁴⁵ "The Downtowner Motel Grand Opening Today," *Idaho Statesman*, Aug. 26, 1961, p. 4-5.

⁴⁶ "Downtowner Announces Third Story, Expanded Banquet, Lounge Facilities," *Idaho Statesman*, Aug. 1, 1962, p. 18.

⁴⁷ "Boise Accounting Firm Starts Expansion Work," *Idaho Statesman*, Oct. 16, 1962, p. 12.

⁴⁸ "Dentists' Office Now Being Built On West Idaho," *Idaho Statesman*, Feb. 19, 1963, p. 11.

⁴⁹ "New Safeway Store Opens On State Street Sunday," *Idaho Statesman*, Jan. 25, 1963, p. 20.

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distinctive and complex form and Contemporary design with a Japanese aesthetic put it among a select subset of custom-built, architect-designed Modern-era residences in the greater Boise area.

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Photographs.

Scrapbooks.

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“Mrs. Brookover Expires at Home After Long Illness.” Jul. 15, 1958.

“Model Home.” Jul. 16, 1958, p. 21.

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Idaho State Preservation Office

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Less than one acre

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

1 43.583514 -116.239802
Latitude Longitude

3 _____
Latitude Longitude

2 _____
Latitude Longitude

4 _____
Latitude Longitude

(enter coordinates to 6 decimal places)

Brookover, J. Gordon and Barbara J., House
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Verbal Boundary Description (Describe the boundaries of the property.)

The Brookover House is located in Section 20, Township 3N, Range 2E in Ada County, Idaho. The parcel number is R3638750780. The property description is as follows, according to the Ada County Assessor: TAX 3C1 OF BLKS 2 & 3 VACT STS ADJ HILLCREST TERRACE AMD PLAT

Boundary Justification (Explain why the boundaries were selected.)

The above-described property reflects both the historic and present-day property boundary and includes the Brookover house and garage.

11. Form Prepared By

name/title Sarah J. Martin, consulting historian date Aug. 27, 2024
organization SJM Cultural Resource Services telephone
street & number 3901 2nd Avenue NE #202 email SarahMartinCRS@gmail.com
city or town Seattle state WA zip code 98105

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map (Figure 1)**
- **USGS Map (Figures 2 and 3)**
- **Tax Lot Map (Figures 4 and 5)**
- **Assessor Site Plan (Figure 6)**
- **Plot Plan (Figure 7)**
- **Floor Plans (Figures 8 and 9)**
- **Elevations (Figure 10)**
- **Carport Plan & Details (Figure 11)**
- **Historic Images (Figures 12 through 16)**
- **Photo Location Maps (Figures 17 through 19)** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: Brookover, J. Gordon and Barbara J., House

City or Vicinity: Boise

County: Ada County **State:** Idaho

Photographer / Date: Jason Tippeconnic Fox, Aug. 7, 2024

All digital images labeled: ID AdaCounty BrookoverGordonandBarbaraHouse 000#.tif

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1	View of the property from Hillcrest View Drive, with sculpted cedar shrubs at the base of the driveway, facing northwest.
Photo #2	View of the driveway and carport from east property line, facing northwest.

Brookover, J. Gordon and Barbara J., House

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Photo	#3	View of the driveway, carport, and steps to the covered walkway, facing northeast.
Photo	#4	View of the residence from the covered walkway, facing northeast.
Photo	#5	View of the back side of the carport from the covered walkway, facing southeast.
Photo	#6	View of the residence and covered walkway from the east property line, facing west.
Photo	#7	View of the residence from the golf course, facing southwest.
Photo	#8	View of the residence from the 18th green of the golf course, facing southwest.
Photo	#9	View of the bedroom wing of the residence from the northwest property line, facing southeast.
Photo	#10	View of the primary entrance from the covered walkway, facing northeast.
Photo	#11	View of the entry hall (left) from the main hall that accesses the living room (right) and bedroom wing (center).
Photo	#12	View of the living room with the glu-lam ceiling beams radiating from the central fireplace toward the sliding doors to the patio. Note the shoji screens covering the windows.
Photo	#13	View of the dining room. Note the shoji screens at the windows (left) and the hallway entrance (right).
Photo	#14	View of the short interior hallway connecting the dining room with the kitchen.
Photo	#15	View of the den/family room.
Photo	#16	View of the breakfast room. Note the door to the hallway that connects to the dining room.
Photo	#17	View of the kitchen from the breakfast room.
Photo	#18	View of the hallway to the bedroom wing and the staircase to the basement.
Photo	#19	View of the sink and tile countertop in hallway bathroom.
Photo	#20	View of the cabinetry in the utility room.
Photo	#21	View of the primary or master bedroom.
Photo	#22	View of the bathroom and dressing room attached to the primary bedroom.
Photo	#23	View of the center bedroom.
Photo	#24	View of the staircase down to the basement.
Photo	#25	View of the basement recreation room.
Photo	#26	View of the basement office.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

Brookover, J. Gordon and Barbara J., House

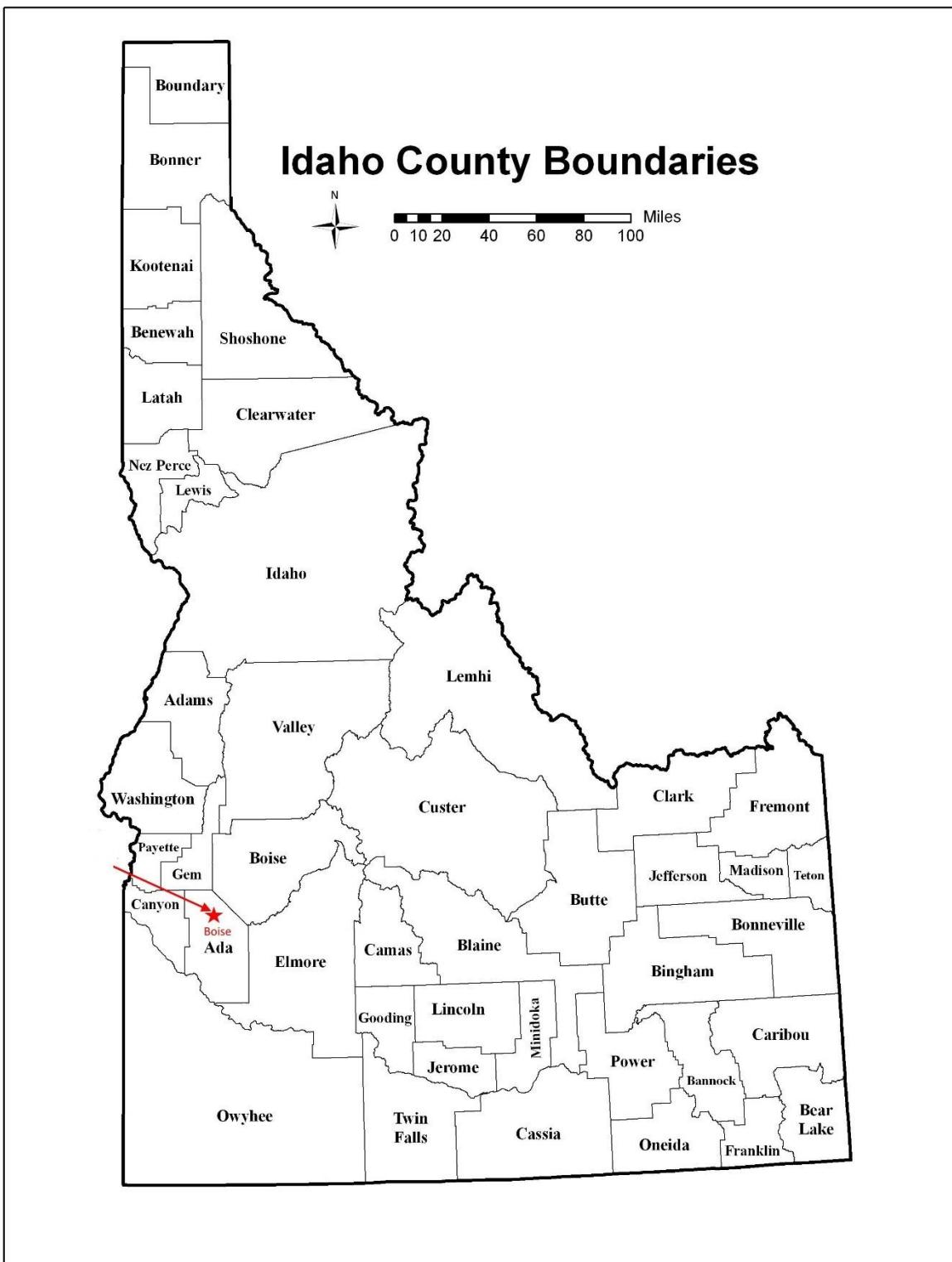
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Figure 1. Regional Location Map

Map of State of Idaho showing counties, state capital, and the location of Boise in Ada County.



Brookover, J. Gordon and Barbara J., House

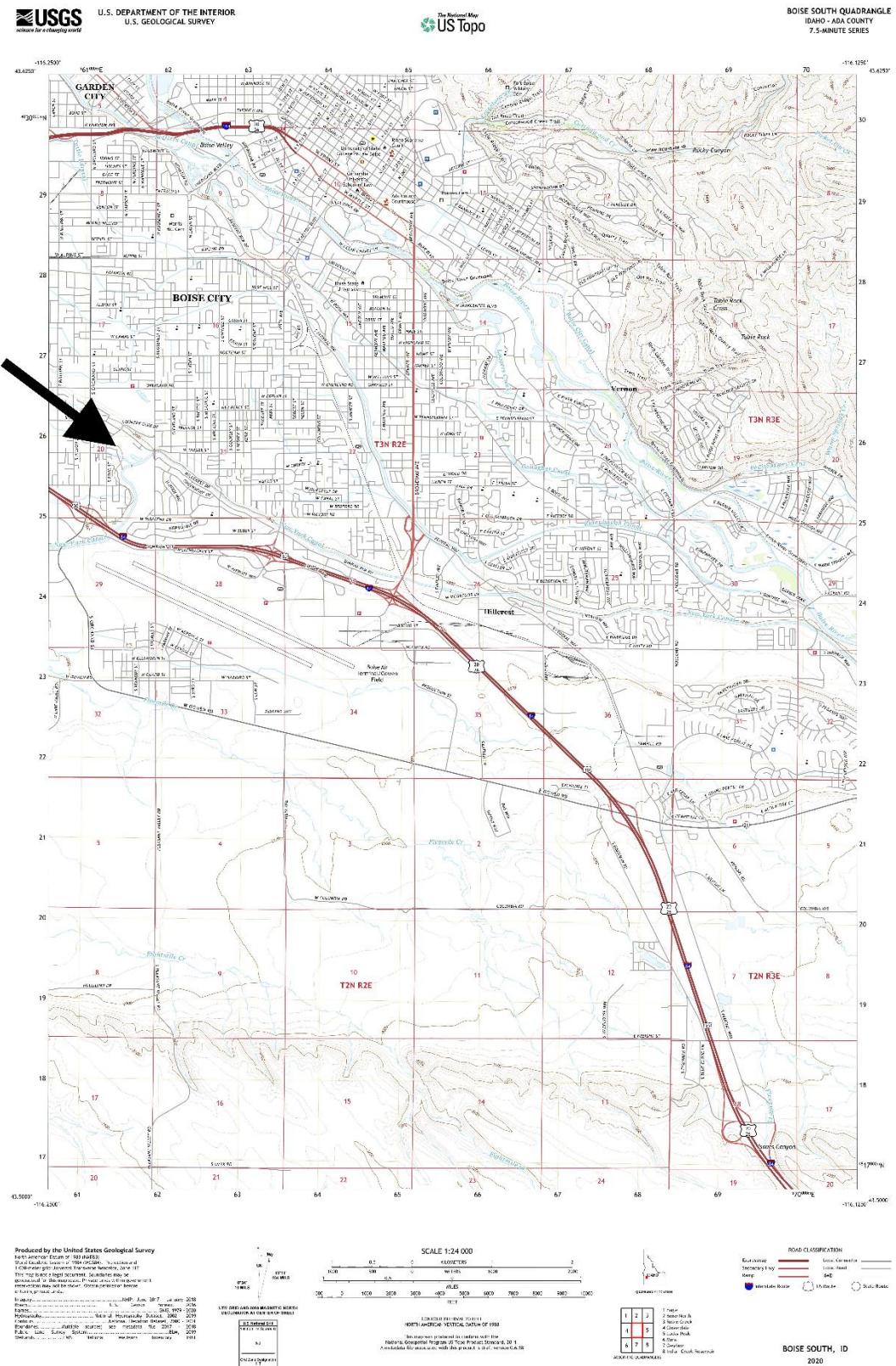
Name of Property

Ada County, Idaho

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Figure 2. USGS Quadrangle Map

Boise South Quadrangle, 2020, 7.5 minute series, Scale: 1:24,000
T03N, R02E, S20 – Ada County (North is at the top of the image.)



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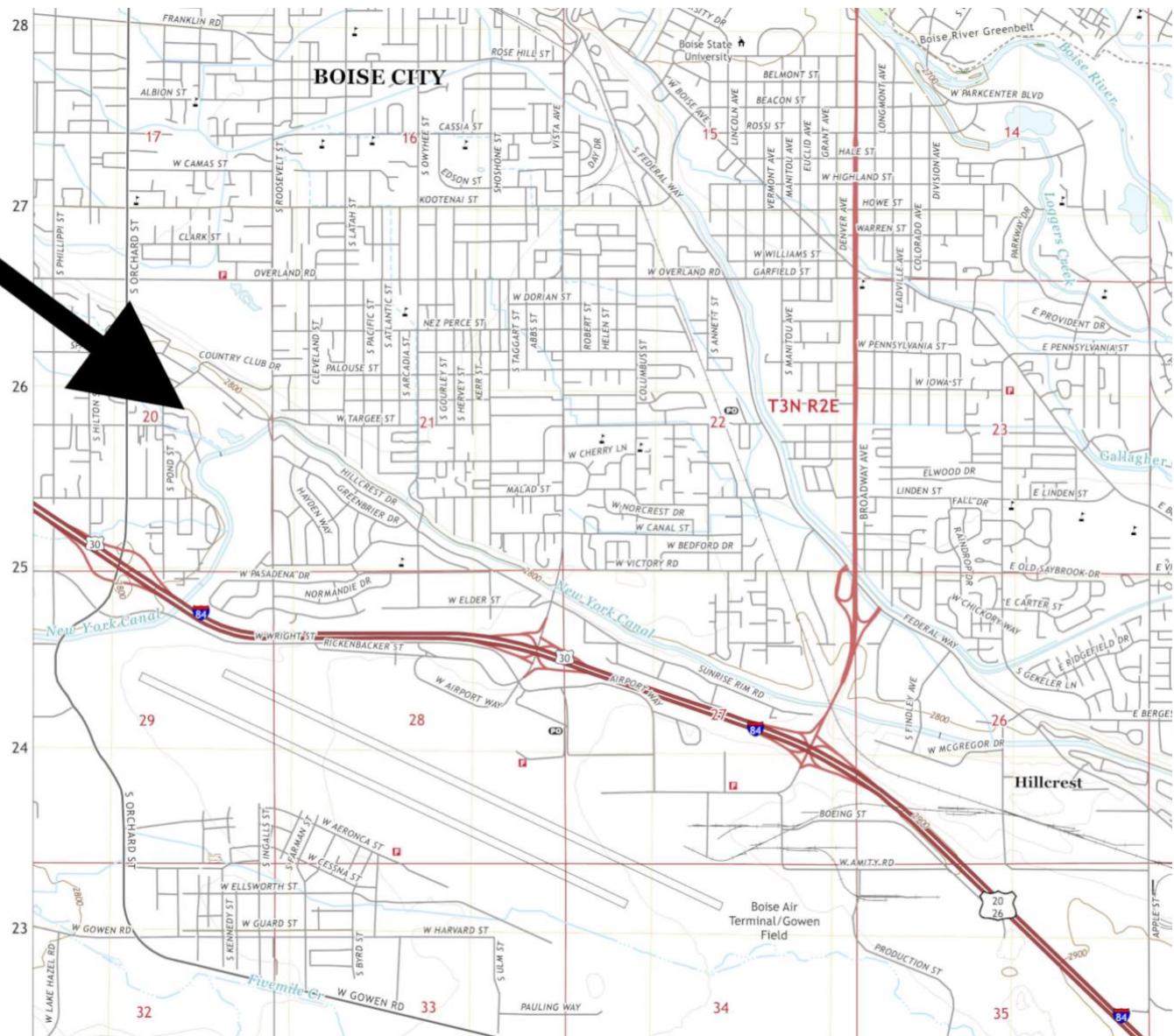
County and State

Figure 3. USGS Quadrangle Map (Close-in)

Boise South Quadrangle, 2020, 7.5 minute series, Scale: 1:24,000

T03N, R02E, S20 – Ada County

North is at the top of the image.



Brookover, J. Gordon and Barbara J., House

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Figure 4. Ada County Parcel Map

Arrow points to Brookover, Parcel R3638750780. The property building is at latitude 43.583514, longitude -116.239802. North is at the top of the image.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Brookover, J. Gordon and Barbara J., House

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Figure 5. Aerial Image

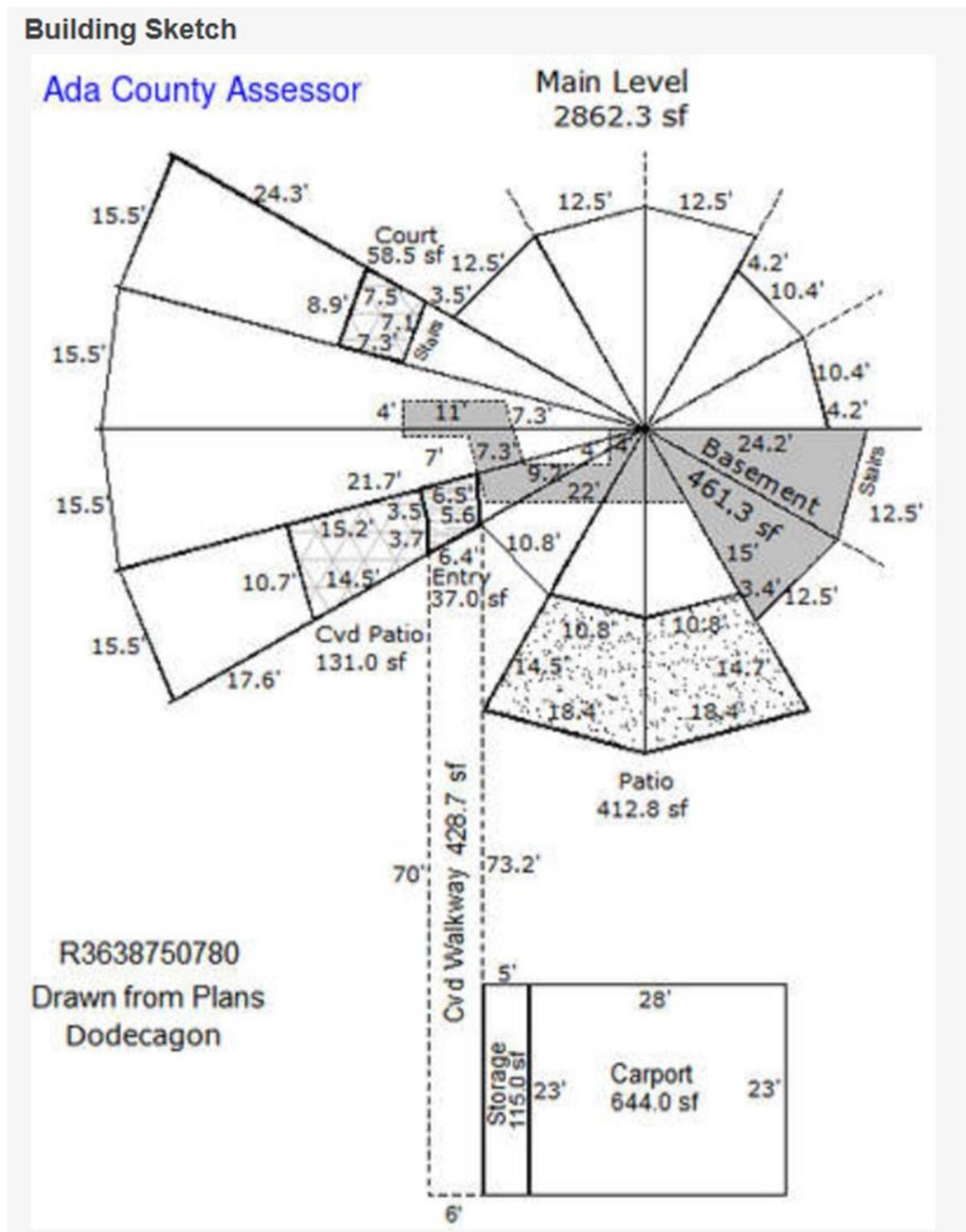
The parcel is outlined by a solid line. The parcel boundary is also the nomination boundary. The property building is at latitude 43.583514, longitude -116.239802. North is at the top.



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Figure 6. Building & Garage Plan (Ada County Assessor)



Brookover, J. Gordon and Barbara J., House

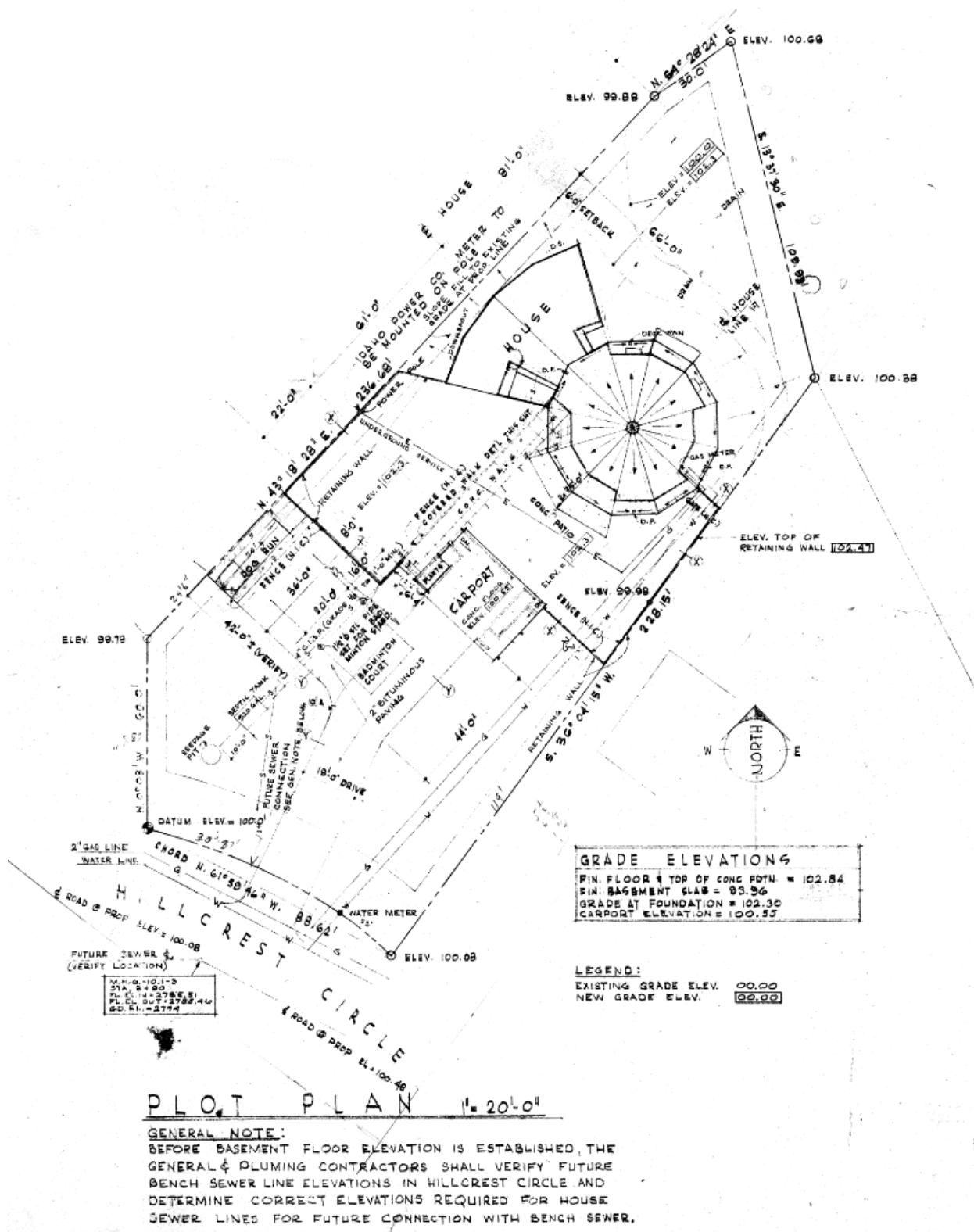
Name of Property

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Figure 7. Plot Plan

Grider and La Marche Architects, April 25, 1960.



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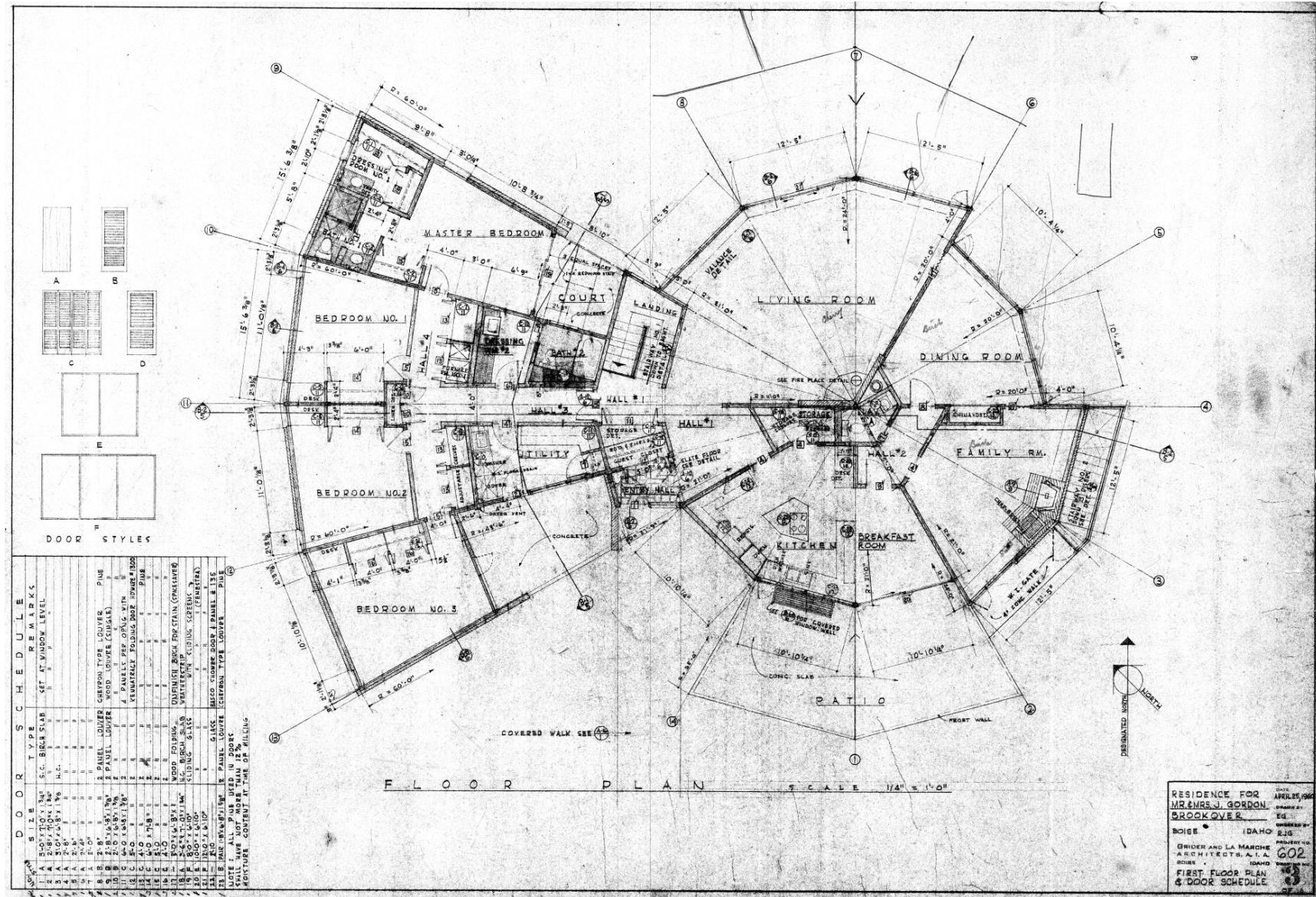
Name of Property

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Figure 8. Main Level Floor Plan

Grider and La Marche Architects, April 25, 1960.



Brookover, J. Gordon and Barbara J., House

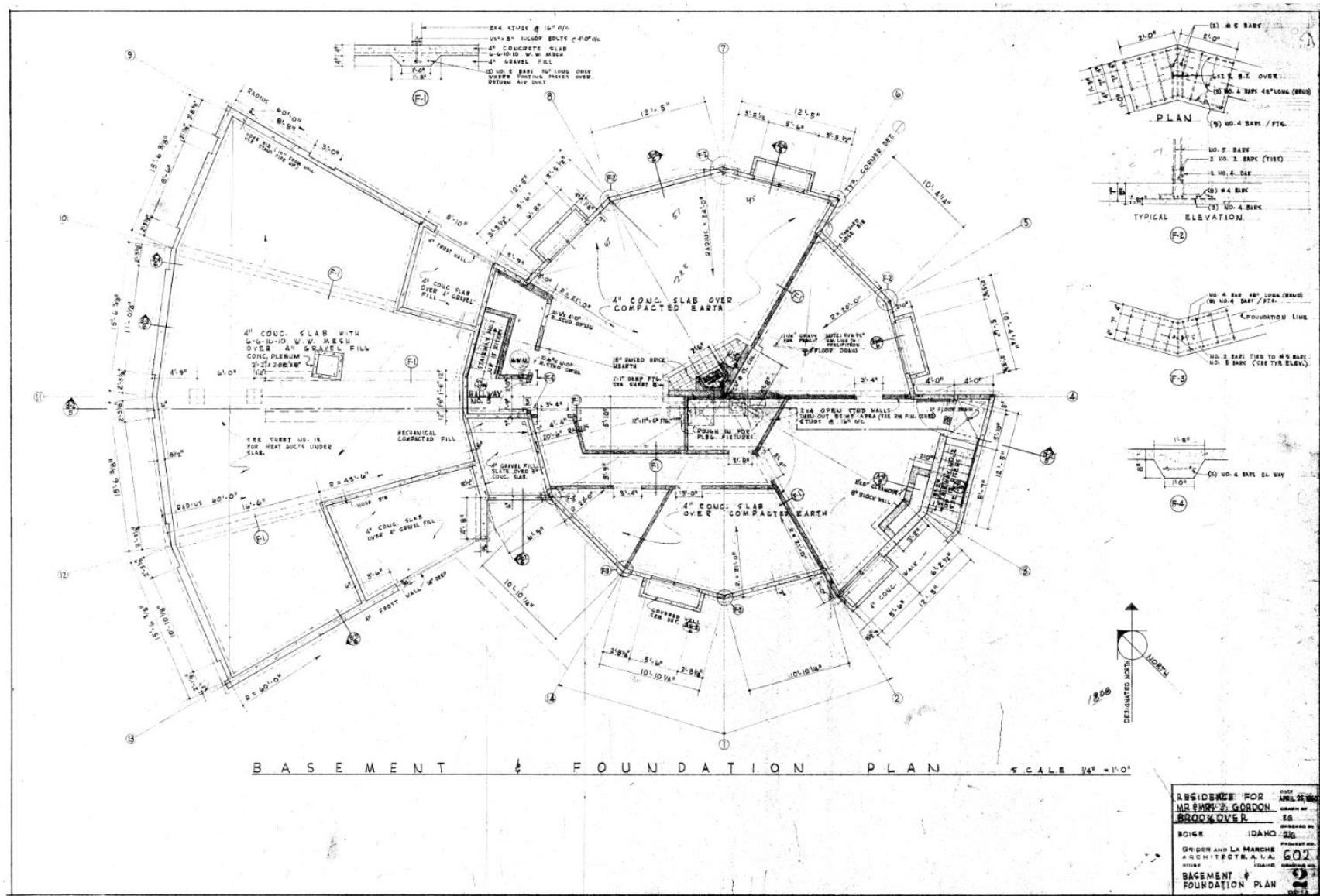
Name of Property

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Figure 9. Basement Level Sketch Plan

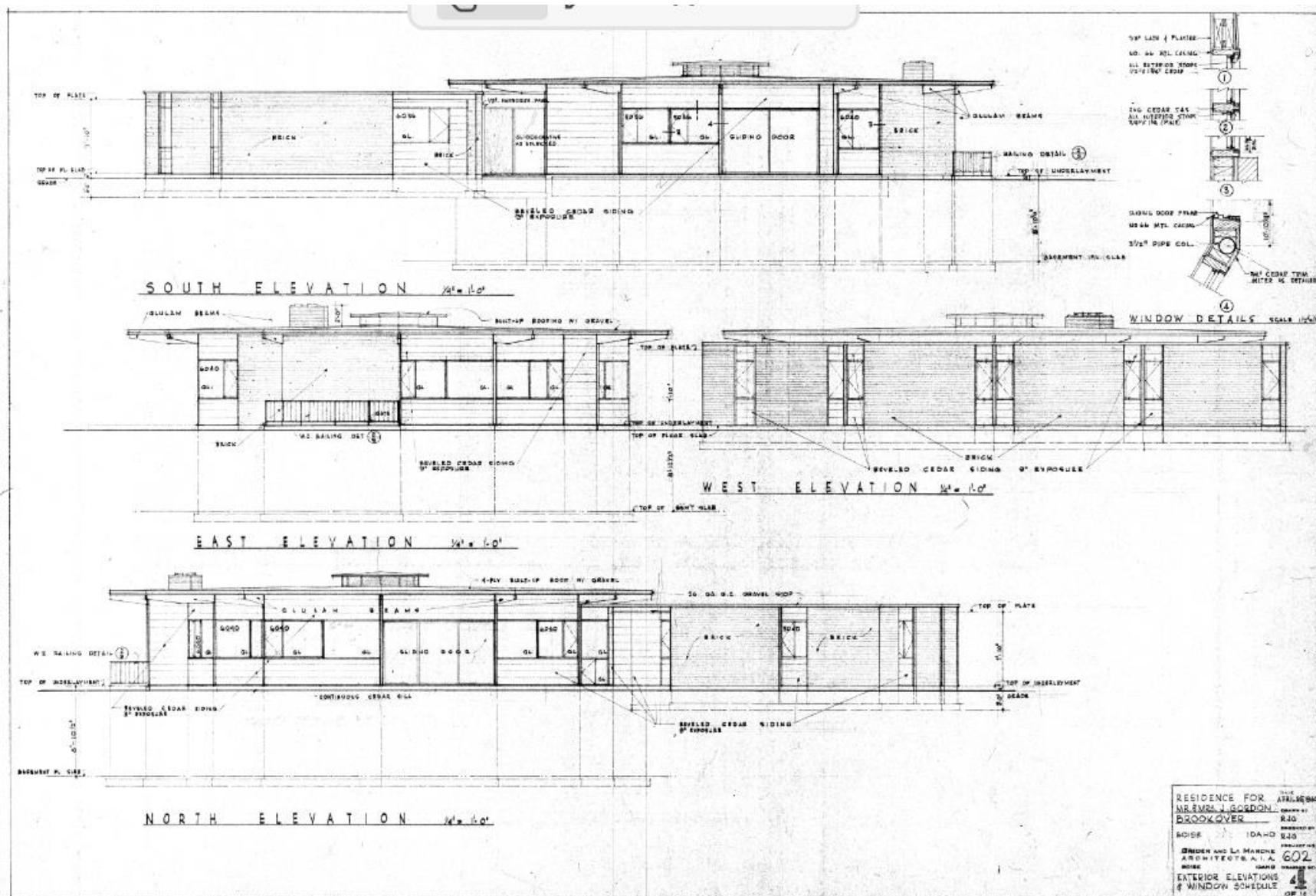
Grider and La Marche Architects, April 25, 1960. The spaces were finished after the home was completed.



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Figure 10. Elevations



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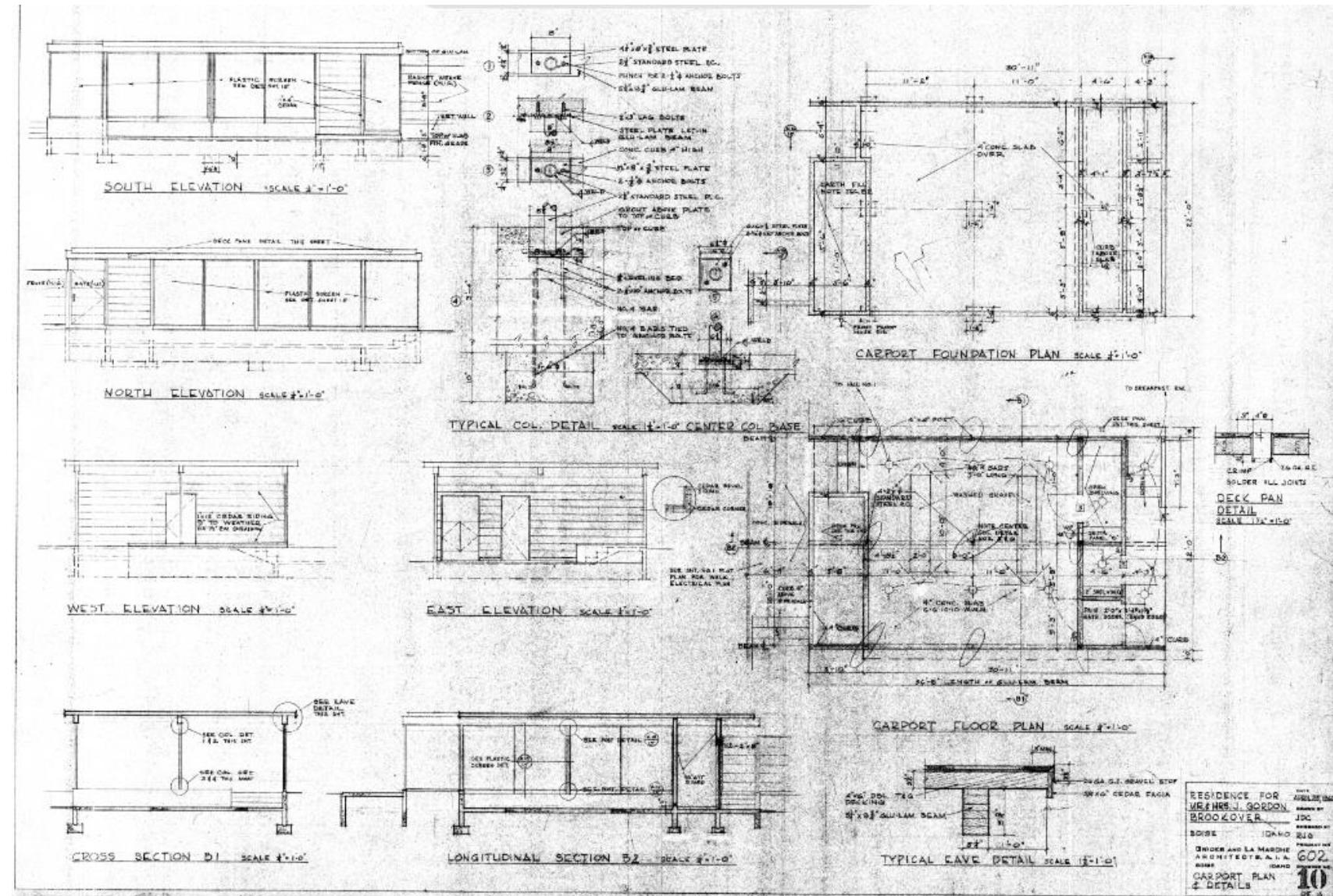
Name of Property

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Figure 11. Carport Plan & Details

Grider and La Marche Architects, April 25, 1960.



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Name of Property

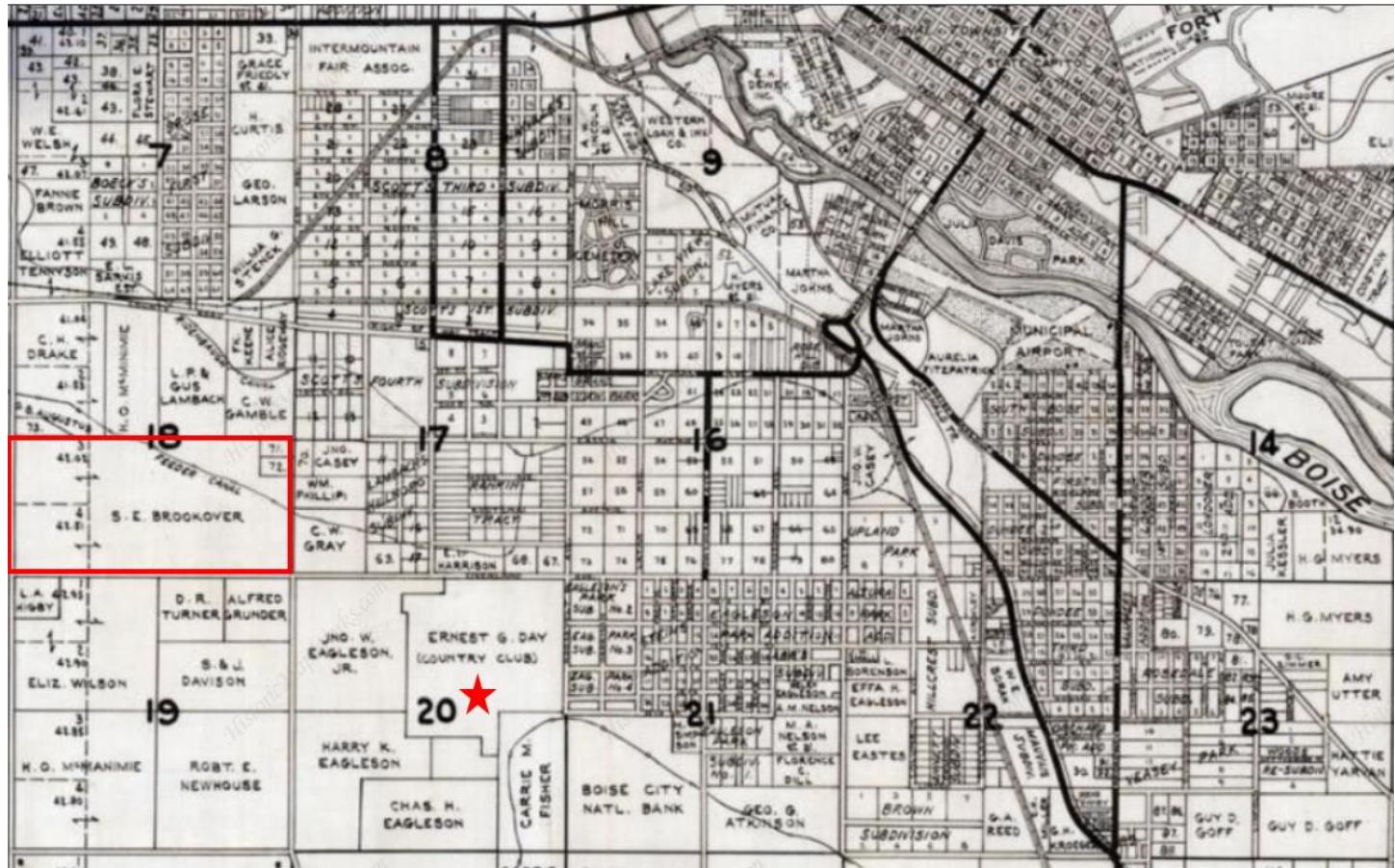
Ada County, Idaho

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Figure 12. 1938 Metsker Map (partial image)

This red star is the approximate location of the nominated property in Section 20 of Township 3N, Range 2E. Samuel E. Brookover's dairy farm was located in the south half of Section 18, shown by the red outline. The map was published in 1938 before the construction of the Brookover House. North is at the top of the image. Source: Charles F. Metsker, *Ada County 1938*. Metsker Map Company, 1939. Accessed April 5, 2024.

<https://www.historicmapworks.com/Atlas/US/28964/Ada+County+1938/>



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Figure 13. Boise, ca. 1950



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Figures 14a-14c. Brookover's stores. (Top) Downtown, 109 N 8th St. (Center) Vista Village. (Bottom) Nampa. Source: Barbara Brookover Scrapbook



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Figure 15. Brookover House, 1961

Source: Brookover Family Collection.

Note: this photograph helps document key changes. First, the arched walkway roof has been replaced with a gabled roof. Second, the inset patio to the left of the walkway is now a screened-in patio.



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Figure 16. Brookover House, 1961

Source: Brookover Family Collection.



Brookover, J. Gordon and Barbara J., House

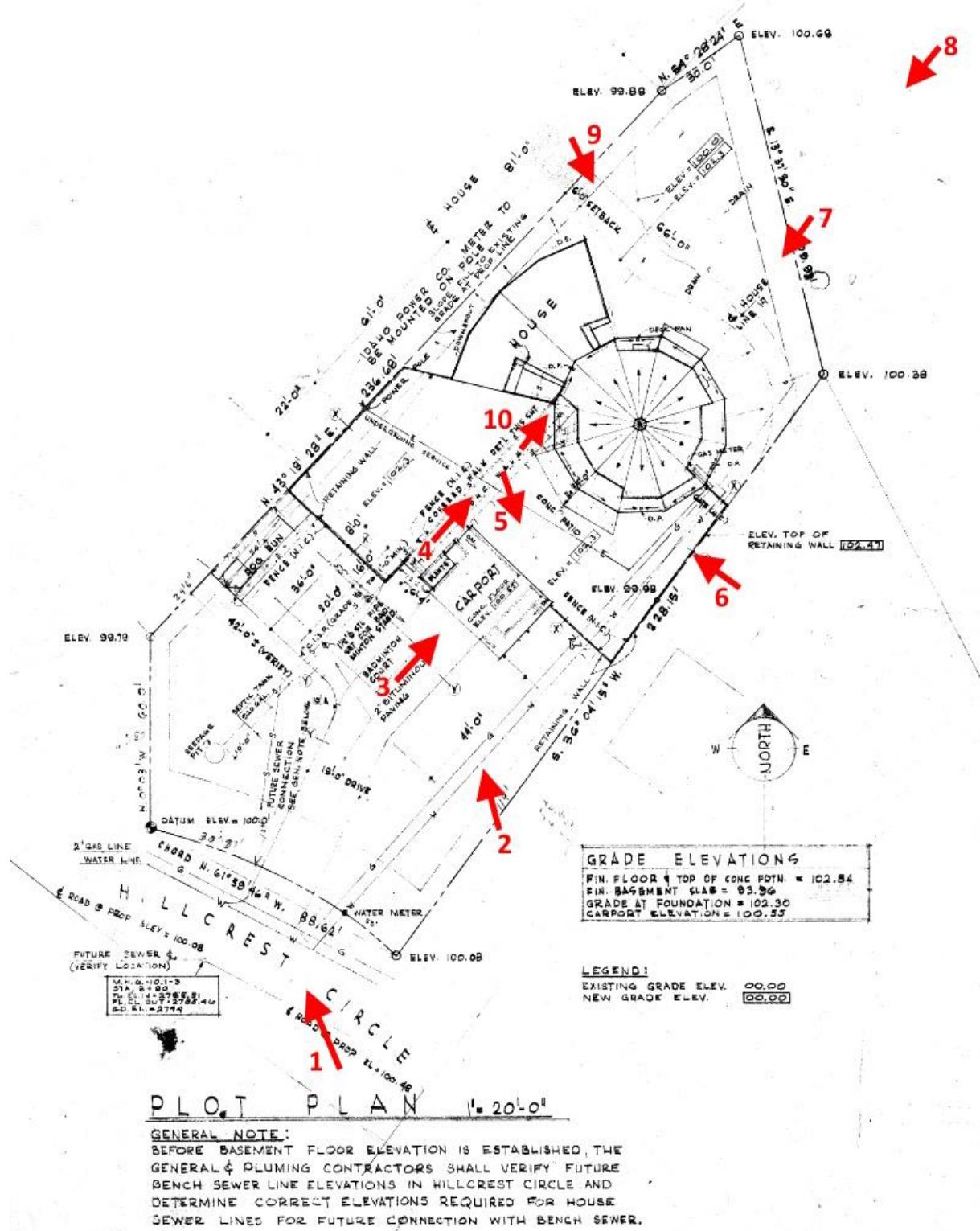
Name of Property

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Current Photograph Directions (3 figures)

Figure 17: Site & Exterior (photographs 1-10)



Brookover, J. Gordon and Barbara J., House

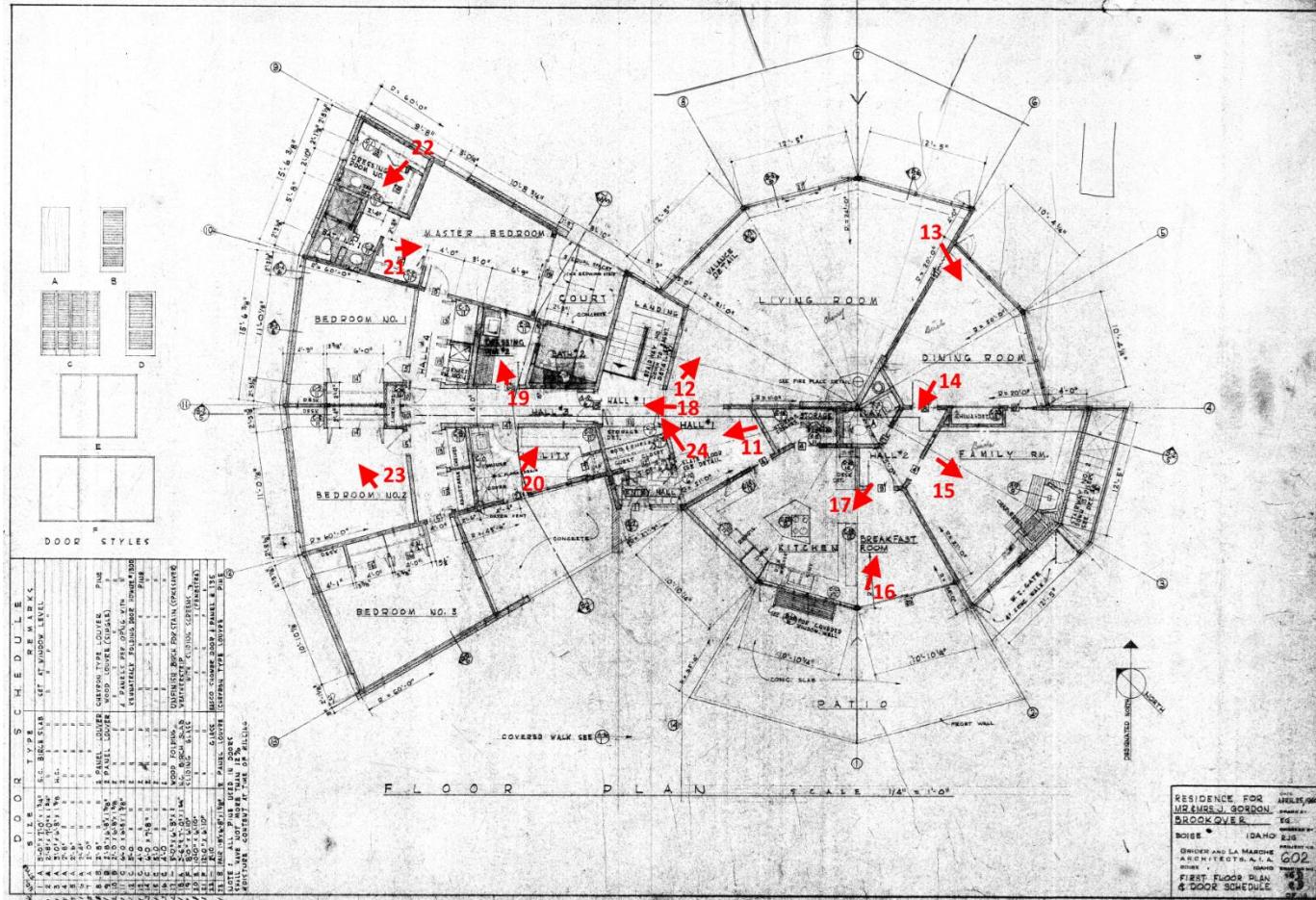
Name of Property

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Current Photograph Directions

Figure 18: First Floor Interior (photographs 11-24)



Brookover, J. Gordon and Barbara J., House

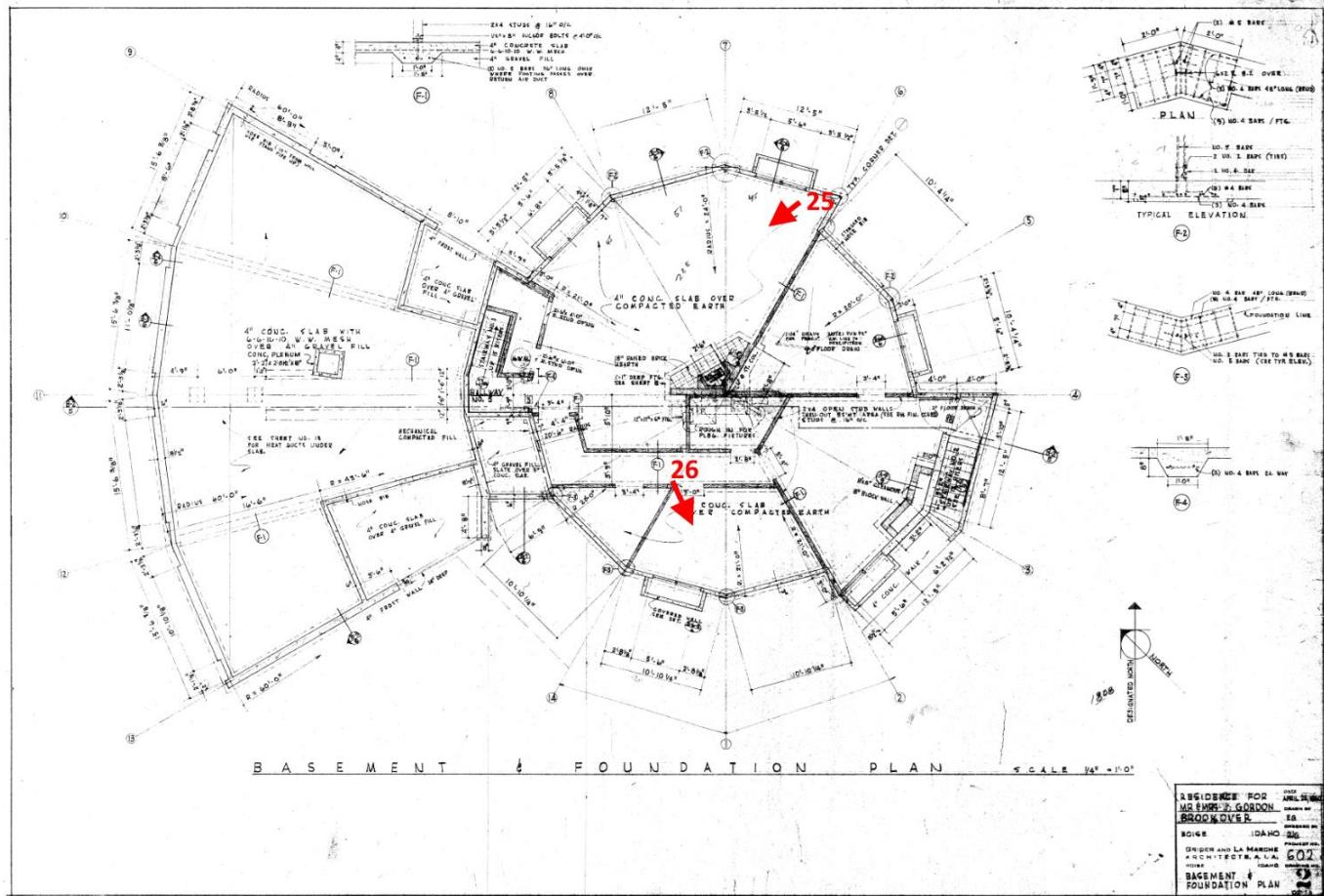
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Current Photograph Directions

Figure 19: Basement Interior



Brookover, J. Gordon and Barbara J., House

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Photo 1 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0001

View of the property from Hillcrest View Drive, with sculpted cedar shrubs at the base of the driveway, facing northwest.



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Photo 2 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0002

View of the driveway and carport from east property line, facing northwest.



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Photo 3 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0003

View of the driveway, carport, and steps to the covered walkway, facing northeast.



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Photo 4 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0004

View of the residence from the covered walkway, facing northeast.



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Photo 5 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0005

View of the back side of the carport from the covered walkway, facing southeast.



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Photo 6 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0006

View of the residence and covered walkway from the east property line, facing west.



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Photo 7 of 26. ID_Adacounty_BrookoverGordonandBarbaraHouse_0007

View of the residence from the golf course, facing southwest.



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Photo 8 of 26. ID_Adacounty_BrookoverGordonandBarbaraHouse_0008

View of the residence from the 18th green of the golf course, facing southwest.



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Photo 9 of 26. ID_AdaCounty_BrookoverGordonandBarbaraHouse_0009

View of the bedroom wing of the residence from the northwest property line, facing southeast.



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Photo 10 of 26.

ID_AdaCounty_BrookoverGordonandBarbaraHouse_0010

View of the primary entrance from the covered walkway, facing northeast.



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Name of Property

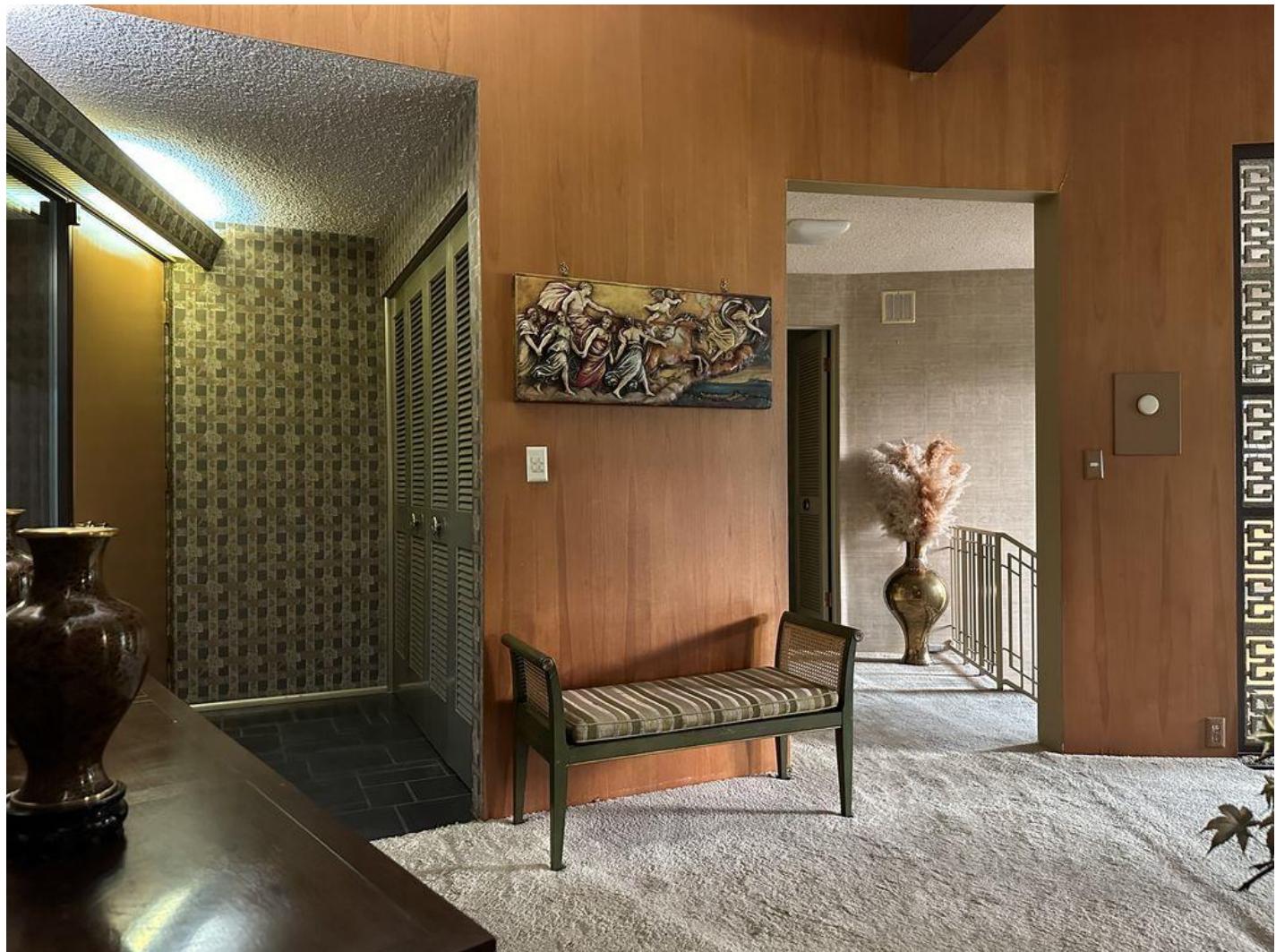
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Photo 11 of 26.

ID_AdaCounty_BrookoverGordonandBarbaraHouse_0011

View of the entry hall (left) from the main hall that accesses the living room (right) and bedroom wing (center).



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Photo 12 of 26.

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View of the living room with the glu-lam ceiling beams radiating from the central fireplace toward the sliding doors to the patio. Note the shoji screens covering the windows.



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View of the dining room. Note the shoji screens at the windows (left) and the hallway entrance (right).



Brookover, J. Gordon and Barbara J., House

Name of Property

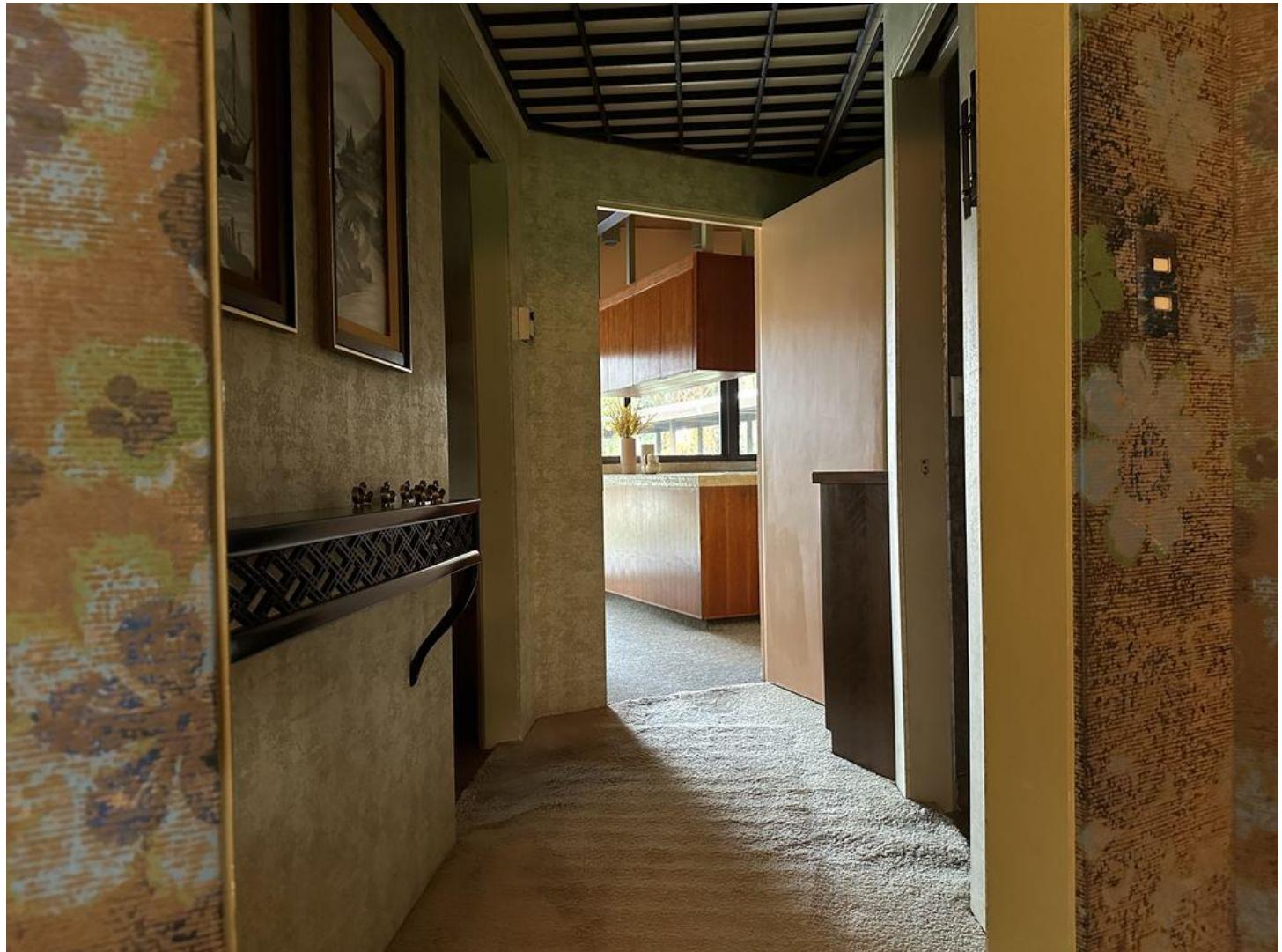
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Photo 14 of 26.

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View of the short interior hallway connecting the dining room with the kitchen.



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Photo 15 of 26. ID_Adacounty_BrookoverGordonandBarbaraHouse_0015

View of the den/family room.



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View of the breakfast room. Note the door to the hallway that connects to the dining room.



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Photo 17 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0017**
View of the kitchen, from the breakfast room.



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Photo 18 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0018**
View of the hallway to the bedroom wing and the staircase to the basement.



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Photo 19 of 26. ID_Adacounty_BrookoverGordonandBarbaraHouse_0019

View of the sink and tile countertop in hallway bathroom.



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Photo 20 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0020**
View of the cabinetry in the utility room.



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Photo 21 of 26. ID_Adacounty_BrookoverGordonandBarbaraHouse_0021

View of the primary or master bedroom.



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Photo 22 of 26.

ID_AdaCounty_BrookoverGordonandBarbaraHouse_0022

View of the bathroom and dressing room attached to the primary bedroom.



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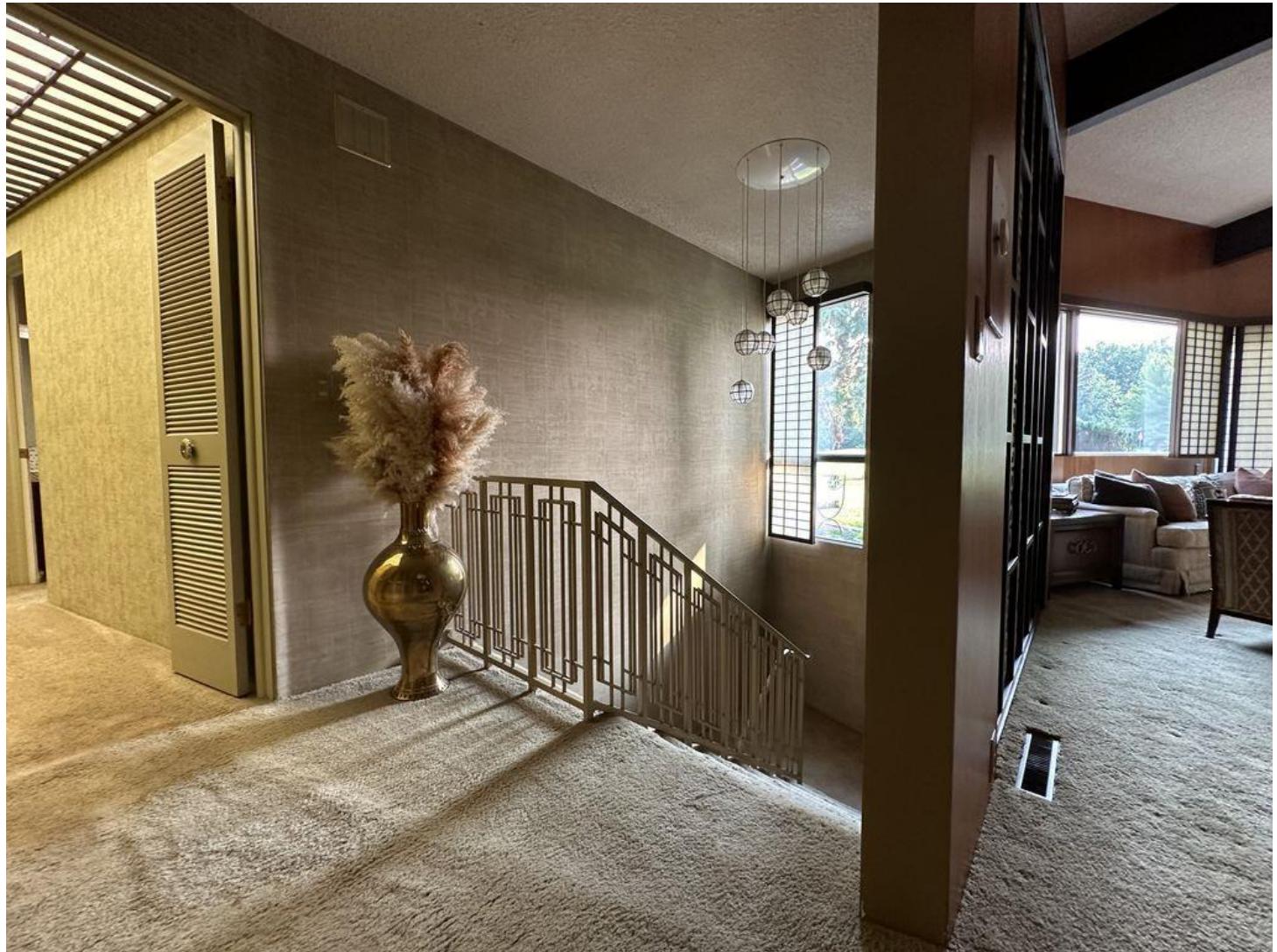
Photo 23 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0023**
View of the center bedroom.



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Photo 24 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0024**
View of the staircase down to the basement.



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Photo 25 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0025**
View of the basement recreation room.



Brookover, J. Gordon and Barbara J., House
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Photo 26 of 26. **ID_AdaCounty_BrookoverGordonandBarbaraHouse_0026**
View of the basement office.

