

Broadway Livery  
West of North Broadway  
Montour  
Gem County  
Idaho

HABS No. ID-38

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ID,  
23-MONT,  
3-

PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS  
ID.  
23-MONT,  
3-

BROADWAY LIVERY

HABS No. ID-38

Location House: West of North Broadway  
Montour, Gem County, Idaho  
UTM: 11/553875/4863575  
Livery: West of North Broadway  
Montour, Gem County, Idaho  
UTM: 11/553925/4863575

Present Owner: United States Department of the Interior

Present Occupant: Unoccupied

Present Use: Unused

Statement of Significance: House: The house is an example of a simple vernacular adaptation of the bungalow and Queen Anne styles. It served as a boarding house for patrons of the livery.  
Livery: In nearly original condition, the livery barn is an unusual surviving example of a structure integral to an earlier mode of transportation.

PART I. HISTORICAL INFORMATION

Date of erection: House - 1917  
Livery - 1911

Builder: House - Victor Sheldrew  
Livery - Unknown

Historical Narrative:

The Broadway Livery and Feed Barn was established in Montour in 1911. It was owned by Lloyd Cox, and operated under the proprietorship of W. A. Talley, Cox's brother-in-law and a member of the Talley family of Sweet. Construction materials for the barn were acquired from Harvey Pugh, who operated a lumber yard on the north side of the rail line where the elevator, mill and warehouse were later built. Cox worked for Pugh before going into business on his own.

In those years, a main route from Boise north to McCall passed

through the Montour valley, as did the west-east road from Emmett to Horseshoe Bend and Boise Basin. Thus there was sufficient traffic to keep Cox and Talley in business until the mid-1920's. After the house was completed in 1917, it served not only as Cox's residence but as a boarding house for patrons of the livery stable.

From the mid-1920's until 1930, the livery operated mainly as a feed barn. Cattle and hogs from area ranches were driven to Montour and were fed and weighed at Cox's barn, before being shipped out on the Idaho Northern Rail line. After 1930, Cox ran a small dairy operation out of the barn, with 12 head of cattle. Cox lived in Montour until 1976, and is now a resident of Emmett.

This livery barn is a very fine illustration of the "support system" for a now largely obsolete method of transportation. Along with the house, which provided overnight sleeping quarters for travellers, the Broadway Livery and Feed Barn offered the equivalent to the automobile-era parking garage, repair shop, motel and filling station. Cox's business carried on in the early 20th century the Montour valley tradition as a stopping place for travellers, begun in the mid-19th century at the Mitchell, Marsh and Ireton Ranch.

In form, the structure is representative both of small-town livery stables, particularly those located in the commercial district of a community, and of early 20th century barn types. From the rear (west) the structure is simply a barn, utilizing the gambrel roof form that spread to the West after about 1910. This roof type was an improvement over the traditional gable, in that the gambrel increased the space available for hay storage without requiring an increase in floor area. The front of the structure, however, displays that charming conceit ubiquitous in late 19th and early 20th century small towns of the trans-Mississippi west: the false front. This feature was used generally to create the illusion of two stories in a commercial structure when there was in fact only one. In the case of the Broadway Livery and Feed Barn, the height was already present in the structure itself, but the false front gave the barn a businesslike air appropriate for its location on Montour's main street.

#### Bibliography:

Emmett Examiner: 26 January 1911, 1:4; 11 October 1911, 8:5;

Emmett Index: 31 May 1917, 8:1

Letter from Ruth B. Lyon to M. H. Bowers, 21 June 1979.

Photograph 76-22.2 "Montour-Stables," on file at Idaho State Historical Society, Boise

PART II. ARCHITECTURAL INFORMATION - HOUSE

General statement

1. Architectural merit and interest: The house is an example of the simple vernacular adaptation of the bungalow style mixed with the simple vernacular Queen Anne style which preceded it.
2. Condition of fabric: Good
3. Summary description: One-and-a-half stories, irregular L-shaped plan 46 by 81 feet along the two legs of the L.

Detailed description of the exterior

1. Foundations: The foundations appear to be of concrete, about 3 inches high on the east side and from 6 to 8 inches on the west side.
2. Wall construction: The walls are of clapboards with 2½ inches exposed. They are painted white and in good condition.
3. Structural system: Wood frame
4. Porches: The front porch extends across the south end (front) of the house and wraps around the west side. The west portion of the porch has been enclosed to form an additional interior room. The porch columns are square in cross section, and the parapet is of board-and-batten construction. The porch is screened. The back porch is similar.
5. Chimneys: There are two chimneys, both brick, one near the front and one near the rear of the house. A flue constructed of wooden boards projects through the shed.
6. Openings, doorways and doors: The front door is fully glazed, one large pane. The molding around this pane has an egg-and-dart design pressed into it. The kitchen and rear bedroom have doors to the rear porch. The upper portion (roughly half) of these doors is glazed. The door trim is flat with the head trim projecting slightly beyond the outer edges of the jamb trim, suggesting the "ears" similarly used in Greek Revival architecture.
7. Openings, windows: The west room (enclosed portion of front porch) has 6/1 sash. The front wall of the east bedroom, the living room, and the dining room have 1/1

sash with the lower sash making up about three-quarters the height of the window. Other windows are 1/1 sash of the usual type. Window trim matches the door trim.

8. Roof, shape, covering: The roof of the house is hipped, with the pitch turning up slightly at the eaves, and the roofing is wood shingles painted black. They are quite weathered and cupped; many are split. The ridges and hips are finished with a metal covering shaped to resemble shingles and painted black. The roof of the shed at the rear is a gable, covered the same as that of the house.
9. Roof, eaves: The rafters project to form the eaves. There are short metal gutters only above the doors to the two porches.
10. Roof, dormers: There are hip-roof dormers on all sides of the house.

#### Detailed description of interior

1. Floor plan: At the first floor on the east side, from front to back, are two bedrooms, the rear porch, and the shed. On the west side are the living room, the dining room, and kitchen. The enclosed room of the porch is entered from the west side of the living room. The bathroom is in the middle of the rear wall of the house. The shed has three rooms in line, north to south.

At the second floor there are two bedrooms, one at the front (south) and one at the east.

2. Stairway: The stairway is at the east wall of the dining room and has a balustrade of tapered balusters square in cross section. The newell is square, not tapered, 6 inches square, with a shallow pyramidal top.
3. Flooring: The flooring is softwood, 4¼-inch exposed face. In the first story bedrooms and the living rooms the floors are painted. In the kitchen and bathroom linoleum has been installed. In the attic bedrooms the floor is quite clean, as though it had been covered with another material. The room of the shed nearest the house has a concrete floor, cracked and not level.
4. Wall and ceiling finish: In general, the finish is plaster on wood lath. In the living room there is evidence of wallpaper, which has been painted over. In the attic the finish is rougher - a sand-finish. The room in the shed nearest the house has sand-finish plaster at ceiling and walls. The main rooms are painted with dull-rose-colored paint over everything but window glass and the floors.

The rear two rooms of the shed are unfinished.

5. Doorways and doors: Typical doors have five horizontal panels and are 6'-8" high, but the doors to the first-story closets are lower and the front door is 7'-0" high. Door and window trim is flat, except that along the lower edge of the head trim there is a projecting bead molding and the trim has a cap molding (all not in bungalow style but more in the style of ca. 1900). Connecting the enclosed portion of the porch to the living room is a pair of French doors, ten panes per door.
6. Interior trim: Picture moldings are placed in the main rooms, set above the door trim with 1½ inches clear wall space between.

The doorway between the living room and dining room is about 14 feet wide and is flanked by bookcases facing into the living room. These are paneled at ends and backs and are 3'-4" wide and 4'-0" high. There are tapered piers resting on the inner ends of the bookcases and seeming to support the wall above. Kitchen cabinets seem to be original.

7. Hardware: Morticed latchsets<sup>are</sup> of steel pressed in a Baroque design, and gilded where visible. Hinges are ball-tip butts.
8. Mechanical and electrical equipment: Most of the electrical fixtures are replacements. The ceiling fixture at the front porch is original - a small frosted glass sphere suspended from a gold-colored base. The east bedroom in the attic and the attic hall have porcelain mounting and bare wire and receptacle for the light globe suspended from the ceiling. These are also original. There are few electrical convenience outlets.

Heating must originally have been by stoves. Thimbles for stove flues are located in the attic bedrooms, living room, and front bedroom. There is also a thimble in the kitchen.

The bathroom fixtures are replacements.

#### Site and surroundings

1. Orientation and general setting: The front of the house faces south to the street, which is about 30 feet away. The land is flat. The property of the Broadway Livery and Feed Barn adjoins to the east.
2. Historic landscape design: None

3. Outbuildings: In back of the shed, but right next to it, is a privy, matching the house.

### PART III. ARCHITECTURAL INFORMATION - FEED BARN

#### General statement

1. Architectural merit and interest: The building is unusual as a surviving example of a livery in nearly original condition, both inside and outside.
2. Condition of fabric: Good
3. Summary description: Two stories, three bays wide by seven bays long, approximately 34'10" by 60'-4", rectangular plan.

#### Detailed description of exterior

1. Foundations: The building has a continuous concrete foundation at its perimeter, at grade level and 8" high at the northwest corner. The footings of the two inner lines of posts were inaccessible and foundations could not be determined.
2. Wall construction: The front wall (east) is clapboards with 2-3/8 inches to 2 1/2 inches of exposure. The other walls are of vertical board and batten construction. The boards are one inch thick and expose 8 to 9 inches of their surface between battens, which are 7/8 inch thick and 3 1/2 inches wide. At the side walls, boards and battens are long enough to run the full height of the building with no splices in this distance. At the rear wall they are of the same height and there is a lap joint lining up with the eave height. The front wall rises at its central portion to the height of the ridge, then steps to a lower level at the sides. The exterior back of this wall is surfaced with corrugated iron. The whole building is painted a dark red-brown color.
3. Structural system: The building is sturdily and soundly built, using a timber braced frame with wall girts (except that the front end wall is of stud construction). Joints are nailed, not the pegged mortice-and tenon joints which might have been used earlier. Posts are all approximately 6 inches square. The front wall is framed in 2 x 4 rough studs at 16 inches on centers. The other walls are framed with 4-inch-square girts spaced about 4 feet apart, with a top plate (at eave line) of two 2 x 6's flat, and a lower plate 4 inches square. The vertical board siding is nailed directly to these. The floor system of the loft

(i.e. the second story) is framed with 2 inch by 12 inch joists at approximately 24 inches on center. These run across the building and at the longitudinal lines of posts are supported on beams of three 2" x 6" members side by side, in turn resting on bolster blocks above each post. Except at the front of the building, the joists do not span to the side walls, but are supported on headers of the same dimensions as the joists, allowing slots along the outer sides of the floor. At the roof, the posts support a 6-inch square beam at the two longitudinal line of posts. Angle braces, ends cut to a 45 degree slope, are butted to the soffits of the beams and the adjoining vertical surfaces of the posts and nailed in place. Horizontal tie beams of pairs of 2-inch by 6-inch members lap the posts and connect the plates of opposite side walls. At this level a diagonal brace rises from each post outward, lapping a roof joist. Roof joists are 2 inches by 6 inches at approximately 24 inches on centers, with stripping across them for shingles. There is no ridge pole.

The building seems to have a slight list to the east and the north. The posts at the ground floor bend slightly.

4. Porches, stoops: None
5. Chimneys: None is visible from the exterior, but there is a wall-supported brick chimney in the office, with a stovepipe thimble. The chimney has been removed above the office. There is evidence at the inner surface of the roof that the chimney once penetrated it.
6. Openings, doorways and doors: There are pairs of sliding doors at the center of each end of the building of height and width equal to that of the center bay. The doors are made of horizontal vee-grooved matchboards with a frame on the inside and the outside and X braces, in addition, on the outside. The doors slide horizontally. At the rear wall, at the peak of the gable, is a pair of side-hinged, inward swinging doors of pattern matching the board-and-batten walls. At the front of the building, high in the loft at the right-hand side, is a door made of a framed panel of vertical vee-grooved matchboards with a projecting hoist beam above it. There are two more recent doors cut through the wall, one on the north and one on the rear (west) wall at loft level, the board-and-batten of the wall on hinges.
7. Openings, windows: There are 1/1 double-hung sash at the front end of the building, first floor. At the rear of the building at first-floor and loft levels are 28-inch-square windows with their diagonals horizontal and vertical. These have wooden sash which were once glazed; they are now boarded over at the first floor and open at the loft.

8. Roof shape, covering: The roof is a gambrel, the change in slope occurring above the longitudinal beams. The roof is covered with green mineral-surfaced hexagonal shingles greatly weathered. The ridge has a galvanized steel cap. Previous wood shingle roofing is visible from inside the building.
9. Roof, eaves, cornice: At the rear the stripping projects at the gable overhang; at the sides the rafters project at the eaves. At the front there are no eaves, but the wall forms a stepped parapet with wooden trim framing it and the ends of the facade. At the rear, the roof near the ridge projects in a triangular form in plan, sheltering the projecting crane rail.
10. Roof, dormers, etc.: None

#### Detailed description of interior

1. Floor plans: At the first floor, the central bay is a driveway entered at either end of the building. In general, the bays on either side consist of horse stalls with the horses facing toward the outer wall of the building. However, at the front an office occupies the south bay and the north bay is a room related to the granary above it at the loft level and to the chutes descending from above. The two bays following this room are partitioned off, but not ceiled. The second floor is a loft, unobstructed except for the granary at the front north side. The floor of the loft stops 29" clear of the exterior walls, allowing a slot so that hay can be pitched into the feed bins that line the walls of the first-floor stalls.
2. Stairways: None. Access to the loft is now by means of a ladder at one of the slots in the loft floor at the outside wall. The original access was by means of a ladder fastened to the wall at the northeast corner of the building.
3. Flooring: Concrete constitutes the flooring of the central driveway; and 2-inch by 11-inch planks, the flooring of the stalls. That of the rear four stalls is raised a step above the concrete floor. The two rooms in front have matchboard flooring with 3½-inch exposure. Matchboards with 10½-inch exposure make up the loft floor. The granary of the loft has matchboard flooring of 3½-inch exposure.
4. Wall and ceiling finish: Plaster on wood lath constitutes the wall and ceiling finish of the office. Elsewhere on the first floor, boards constitute wall finish where it is needed. At the granary in the loft the wall finish is 11-inch-wide matchboards, smooth finish.

5. Doorways and doors: Within the office, the door trim is wood, flat, with a  $\frac{1}{4}$ -inch horizontal bead molding across the lower edge of the head trim and a cap molding. There is a transom above the door. The door has a square light of glass full panel width above three wooden door panels. This door and its trim are stained dark. The other door is a five-panel door; other door trim is plain, wood. Window trim in the office matches that of the door.
6. Interior trim: The office has a baseboard, picture molding, and coat-hook molding, all stained dark. At the stalls the slatted feed bin is at the outer wall.
7. Hardware: Each leaf of the pair of doors at each end of the building hangs from two metal wheels which ride on an exterior-mounted metal rail, allowing the doors to slide open. Each post at first floor has a pair of cast-iron hooks mounted at about six feet (most broken off) and a metal ring at about three feet high.
8. Mechanical and electrical equipment: Exposed knob-and-tube electrical wiring is visible, and some of the electrical fillings appear to be original ones. An overhead rail made of a pair of two-inch thick wooden members runs the length of the building suspended at the ridge of the roof. The rail projects outside the building at the rear and there is an unloader (in good condition) on the rail. At the east door there are two grain chutes  $6\frac{1}{2}$ " x  $5\frac{1}{2}$ " inside dimensions, one at 6'-6" above the floor and the other at 2'-7".

#### Site and surroundings

1. Orientation and general setting: The front of the building faces east toward the street, North Broadway, and the south side faces the intersecting street. The other side and the rear face a fenced yard, subdivided by more fencing. The ground is flat.
2. Historic landscape design: There is fencing that subdivides the lot near the building.
3. Outbuildings: A shed runs the entire western width of the lot. The shed has six open stalls and two which are enclosed and have doors. The shed is lighter weight construction than the livery, but is similarly walled and painted to match it. The roof covering is corrugated iron. The Lloyd Cox house is next, to the west.

#### PART IV. PROJECT INFORMATION

This project was undertaken by Dennett, Muessig & Associates, Iowa City, Iowa, in cooperation with the Bureau of Reclamation, Pacific Northwest Region. It fulfills the Bureau of Reclamation's obligations under a memorandum of agreement between the Bureau, the State of Idaho, and the Advisory Council on Historic Preservation, pursuant to 36 CFR 800. The structure was photographed, measured, and drawn March - September, 1979 by Sarah J. Dennett and Hans Muessig, Project Supervisors; Wesley I. Shank, Project Architectural Historian/Historical Architect, (Iowa State University); Martha H. Bowers, Project Historian; Robert A. Ryan, Project Photographer; and Philipp Muessig, Project Assistant.

APPENDIX

CHAIN OF TITLE: BROADWAY LIVERY (LLOYD COX HOUSE & FEED BARN)

Description: Lots 10-13 & 22, Dewey Lots, T7N R1E, Boise Meridian

Reference: Recorder's Office, Gem County Courthouse, Emmett, Idaho

Lots 10-13

- 1919 Deed 2 January 1919  
Recorded 8 January 1919  
Book 12 Deeds, p. 247  
Dewey Investment Co.  
to  
Lloyd E. Cox
- 1943 Deed 4 January 1943  
Recorded 11 July 1961  
Book 40 Deeds, Instrument #82315  
Lloyd E. & Edna M. Cox  
to  
Lloyd E. Cox
- 1976 Deed 21 May 1976  
Deed Instrument # 116640  
Lloyd E. & Grace Cox  
to  
U. S. A.

Lot 22

- 1921 Deed 8 September 1921  
Recorded, 6 October 1921  
Book 14 Deeds, p. 371  
Dewey Investment Co.  
to  
Laura E. Brook
- 1928 Sheriff's Deed 18 May 1928  
Recorded 27 June 1928  
Book 18 Deeds, p. 539  
M. E. Dillon (Sheriff Gem Co.)  
to  
Farmers & Stockgrowers Bank of Montour

Continued -

BROADWAY LIVERY (LLOYD COX HOUSE & FEED BARN)

- 1928 Deed 23 June 1928  
Recorded 27 June 1928  
Book 18 Deeds, p. 541  
Farmers & Stockgrowers Bank  
to  
Lloyd E. Cox
- 1943 Deed 4 January 1943  
Recorded 11 July 1961  
Book 40 Deeds, Instrument # 82315  
Lloyd E. & Edna M. Cox  
to  
Lloyd E. Cox
- 1976 Deed 21 May 1976  
Deed Instrument #116640  
Lloyd E. & Grace Cox  
to  
U. S. A.