DEEPWELL

Orchard End Survey 2026

Survey Report

Demonstration edition
Rivermoor, Idaho

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29 October 2026

Revised 30 October 2026

Deepwell · an imprint of Preservation, Inc.

Introduction

The 2026 Orchard End Survey updated the record of the Orchard End Historic District in Rivermoor, Idaho, in the Idaho State Historic Preservation Office's Idaho Cultural Resource Information System (state inventory) under the survey project.[1] This report presents the survey's findings as a companion to the *Orchard End Survey Atlas*, an interactive parcel map of every surveyed property.[2] The Atlas shows where each finding falls on the ground; the report gives the counts, the reasons behind them and the sources. Notes in the form *Atlas: View, Contributing · 50-year* name the Atlas setting that illustrates each section. The report covers the method and its limits, contribution to the district under two approaches, changes since the 2003 Orchard End Survey, accessory dwelling units, materials and integrity, and buildings constructed after 1976.

The Orchard End Historic District

The City of Rivermoor designated the Orchard End as a local historic district in 2004. The City describes it as a thirty-nine-block residential neighborhood that developed "through a series of subdivisions beginning in 1890," with its most rapid growth in the first decade of the twentieth century and continuing to 1940. The City gives the district's period of significance as the 1910s through the 1940s. The Craftsman bungalow is the leading style, followed by Queen Anne houses, American foursquares and a handful of Mission Revival and Spanish eclectic houses.[3] The State Historic Preservation Office carries the district in the state inventory as record 10AA973.[4]

Method

The survey covered the properties designated for the project on fifteen survey maps between E. Rowan Street and the Hawthorn Avenue alley, from N. Willow Avenue to N. Cypress Street. On some blocks only selected properties were designated. Each designated property was photographed from the street and the alley and compared with three sources: its 2003 Orchard End Survey record,[5] the Rivermoor County Assessor's 2026 property record[6] and City of Rivermoor building permits.[7] Rivermoor County parcel data matched each property to its parcel and identified post-1976 buildings on and beside the surveyed parcels.[8]

Field photographs date from September 7 and 8, 2026 (Maps 01 through 05), October 26, 2026 (Maps 06 through 10) and October 28, 2026 (Maps 11 through 15). Construction years come from the Assessor's records and the City's building permits as entered in the state inventory. The survey produced 133 inventory records: 132 version 2 updates of 2003 records and one new record. All 133 were marked Complete in the state inventory on or before October 29, 2026.[9]

Limitations. This is a reconnaissance-level survey made from the public street and alley. Rear and side elevations screened by buildings, fences or planting, and interiors, were not examined, so some alterations may not be recorded. Construction dates and alteration histories rest on the Assessor's records, building permits and the 2003 survey where the buildings themselves give no evidence.

Atlas: View, Year built; Show, Map sheet numbers.

Two Approaches to Contribution

The inventory records evaluate contribution under a rolling fifty-year threshold. A building completed before 1976, fifty years before the survey, is old enough to be considered; a building completed in 1976 or later is rated noncontributing unless it is of exceptional importance.[10] Age alone does not make a building contributing. Each building old enough to be con-

sidered was rated on whether it retains enough integrity to convey the district's historic character. These ratings are the survey's findings and stand as entered in the state inventory.

For comparison, the report also counts contribution against the period of significance the City gives for the district, the 1910s through the 1940s.[11] This comparison does not alter any state inventory rating. It removes from the contributing count the seven properties whose contributing building was built or converted between 1950 and 1969: 609, 616, 803 and 804–808 E. Linden Street, 512 N. Laurel Street, 513–519 N. Alder Avenue and 409 N. Larch Avenue. Contributing buildings from the 1890s and 1900s, which belong to the district's development as the City describes it, are counted in both approaches.

Atlas: View, Contributing · 50-year, then Contributing · 1910s–40s.

Approach	Contributing	Noncontributing	Total
Rolling fifty-year threshold (built before 1976), as entered in the state inventory	93 (69.9%)	40 (30.1%)	133
District period of significance (1910s–1940s), comparison only	86 (64.7%)	47 (35.3%)	133

Counted building by building rather than by property, the inventory records rate 161 buildings contributing (60.8 percent) and 104 noncontributing (39.2 percent), 265 in all. The count includes garages, sheds, carports and accessory dwelling units.[12]

Results by Map

The share of contributing properties varies across the fifteen maps, from all eight on Map 14 to fewer than half on Maps 08, 13 and 15. Map 10 holds a single, noncontributing record.

Map	Records	Contrib.	Noncontrib.	Map	Records	Contrib.	Noncontrib.
01	13	10	3	09	8	5	3
02	11	7	4	10	1	0	1
03	12	10	2	11	6	3	3
04	10	9	1	12	2	1	1
05	13	10	3	13	3	1	2
06	13	12	1	14	8	8	0
07	12	9	3	15	7	2	5
08	14	6	8				
Total	**133**	**93**	**40**				

Counts follow the state inventory ratings under the rolling fifty-year threshold.

Atlas: View, Contributing · 50-year; Show, Map sheet numbers.

Changes Since the 2003 Survey

Of the 133 properties, 131 carry a district rating in both surveys. The other two have no 2003 rating to compare: the accessory building at 212 E. Linden Street, recorded for the first time in 2026, and 812 E. Linden Street, where the house now on the lot was moved there after 2003. The 2003 survey rated 84 of the 131 contributing (64.1 percent). The 2026 records rate 93 of the same properties contributing (71.0 percent), a net gain of nine properties, or 6.9 percentage points. Under the district-period comparison, 86 contribute (65.6 percent), a net gain of two, or 1.5 percentage points.[13]

Atlas: View, Change since 2003.

Change in rating	Rolling fifty years	District period
Contributing of the 131 paired properties	84 → 93	84 → 86
Share contributing	64.1% → 71.0% (+6.9 points)	64.1% → 65.6% (+1.5 points)

Change in rating	Rolling fifty years	District period
Noncontributing in 2003, contributing in 2026	17	13
Contributing in 2003, noncontributing in 2026	8	11
Net change	+9	+2

Properties Gaining Contributing Status

Under the fifty-year threshold, seventeen properties rated noncontributing in 2003 now contribute: 110, 213, 303, 306, 416, 508, 616, 802, 803 and 807 E. Linden Street; 103, 311 and 707 E. Rowan Street; 502 and 513–519 N. Alder Avenue; 510 N. Sycamore Street; and 409 N. Larch Avenue. Four are mid-century buildings or conversions (1950–1969) that have since reached fifty years. Two are houses moved to their lots in 1934 and 1935, within the historic period. The remaining eleven were reassessed by comparing the 2026 field photographs with the 2003 photographs; for several, the 2003 rating rested on re-siding or porch alterations that the 2026 survey judged minor.

Properties Losing Contributing Status

Eight properties rated contributing in 2003 no longer contribute: 221, 215–217, 405, 511, 614 and 814 E. Linden Street, 515 E. Rowan Street and 410 N. Alder Avenue. At 405 and 814 E. Linden Street, new houses (2022 and 2008) have replaced the houses recorded in 2003. The other six lost integrity through alterations:

- additions altering the massing of the house (511 and 614 E. Linden Street);
- a new roof form and replacement windows (221 E. Linden Street);
- stucco over brick and conversion of a duplex to one dwelling (215–217 E. Linden Street);
- loss of the original porch (515 E. Rowan Street); and
- changes to gable and porch materials (410 N. Alder Avenue).

Two further houses recorded as noncontributing in 2003 have since been replaced, at 414 N. Alder Avenue (2004) and 116 E. Linden Street (2017); their rating is unchanged. At 812 E. Linden Street, a house was moved onto the front of the lot after 2003, and the house recorded there in 2003 (10RM6586) now stands at the alley as a contributing accessory dwelling unit.

Accessory Dwelling Units

Eighteen properties (13.5 percent) hold an accessory dwelling unit, nineteen units in all. Seven are rated contributing, as historic secondary dwellings or garage conversions: 402, 802 and 812 E. Linden Street (the 2003 house), 511 N. Sycamore Street, 117 E. Rowan Street and both units at 211–215 E. Rowan Street. Twelve are rated noncontributing: 310, 405, 415, 511, 532, 614, 704, 712, 819 and 821 E. Linden Street and 403 and 713 E. Rowan Street.[14] At 704 E. Linden Street the accessory dwelling unit dates from 2023, while the 1940 house and garage on the same parcel contribute.[15]

Atlas: Show, ADUs.

Materials, Windows and Integrity

Four observations come from the comparison of the two surveys.

Atlas: View, Windows; View, Style; Show, 1912 stand-in dates.

Siding. Since 2003, aluminum, asbestos or vinyl siding has been replaced with wood siding at seven houses: 416, 614, 616 and 821 E. Linden Street, and 503, 701 and 821 E. Rowan Street. One house, 810 E. Linden Street, was re-sided in vinyl.

Windows. Among houses built before 1976, 56 of 61 with wood windows contribute (92 percent), against 25 of 48 with vinyl or fiberglass replacement windows (52 percent). The two go together, but the figures do not show that window replacement alone decided a rating: houses with replace-

ment windows often have other alterations as well, and each rating weighed the building as a whole.

Additions. Additions altering a house's massing account for two of the eight losses since 2003, as many as replacement of the house. National Register guidance measures integrity through seven aspects: location, design, setting, materials, workmanship, feeling and association.[16] An addition that changes a house's massing bears chiefly on its design.

Style and dates. Comparison of architectural style between the surveys is limited. The 2003 survey classed fifty-two of these houses as "Other" and did not use the Minimal Traditional style, which the 2026 survey assigns to twenty-four houses. The 2003 survey also gave seventy-three houses a construction date of 1912, the date of the Sanborn map; the 2026 survey revised the construction dates of forty-two of the paired properties.[17]

Construction After 1976

The table lists every building dated 1977 or later on or beside the surveyed parcels. Fieldwork confirmed the preliminary list drawn from Rivermoor County parcel data.[18] Eleven of the entries are on properties with inventory records; the post-1976 building on each is rated noncontributing, and older buildings on the same parcels were evaluated separately. The other three are parcel observations with no inventory record: a dwelling completed in 2004 at 203 E. Linden Street, a building under construction in 2026 at 205 E. Rowan Street, and a building of 2000 at 414 N. Juniper Street, outside the survey boundary. Parcel numbers link to the Assessor's 2026 record and state inventory numbers to the resource record.

Atlas: Show, Post-1976 construction.

Properties with inventory records (11)

Address	Map	Parcel	Post-1976 building	Inventory record
212 E. Linden Street	02	withheld	Accessory building, 2021	withheld · accessory building; v. 1

Address	Map	Parcel	Post-1976 building	Inventory record
116 E. Linden Street	01	withheld	House and garage, 2017, replacing the 2003 house	withheld · house, garage; v. 2
210 E. Linden Street	02	withheld	House rebuilt through major additions, 1980 (Assessor); garage and shed	withheld · house, garage, shed; v. 2
418 N. Sycamore Street	11	withheld	Garage, 1977 (building permit)	withheld · garage; v. 2
703 E. Linden Street	10	withheld	Carriage house, 1980 (permit; Assessor 1981)	withheld · main house; v. 2
605 E. Linden Street	11	withheld	Second dwelling, 2001 (Assessor); garage at the alley	withheld · garage; v. 2
609, 609½ and 611 E. Rowan Street	06	withheld	Second dwelling, 2002 (Assessor); accessory building at the alley	withheld · accessory building; v. 2
414 N. Alder Avenue	15	withheld	House, 2004, replacing the 2003 house	withheld · main house; v. 2
814 E. Linden Street	08	withheld	House, 2008, replacing the 2003 house	withheld · house, garage; v. 2
405 E. Linden Street	13	withheld	House, 2022, replacing the 2003 house (Assessor also lists a 1980 dwelling)	withheld · house, garage, ADU; v. 2
704 E. Linden Street	07	withheld	Accessory dwelling unit, 2023	withheld · ADU; v. 2

Parcel observations without inventory records (3)

Address	Map	Parcel	Post-1976 building	Inventory record
203 E. Linden Street	15	withheld	Single-family dwelling, 2004 (Assessor); completed	None
205 E. Rowan Street	02	withheld	2025 (Assessor); under construction in September 2026; no resource counted	None
414 N. Juniper Street	Outside	withheld	Building, 2000, behind 416 N. Juniper Street; outside the survey boundary	None

At 210 E. Linden Street, the 2003 record describes a house of about 1912 rebuilt through major additions; the Assessor's 1980 date is used here. The other fifty-six records on Maps 01 through 05 date from 1968 or earlier. The

accessory dwelling unit at 819 E. Linden Street (Map 09, state inventory withheld) is rated noncontributing; its construction date is not recorded.[19]

Evaluation

Properties that have achieved significance within the past fifty years are not ordinarily eligible for the National Register unless they meet Criteria Consideration G, which admits "a property achieving significance within the past 50 years if it is of exceptional importance."[20] The records, permits and field observations gathered for this survey show no basis for exceptional importance in any of the post-1976 buildings listed above, and all postdate the district's 1910s–1940s period of significance. Each recorded in the state inventory is therefore rated noncontributing. This is a reconnaissance finding, not a full evaluation of each building under Criteria Consideration G. Older dwellings on the same parcels were evaluated on their own merits and may contribute. The building under construction at 205 E. Rowan Street should be recorded as a noncontributing resource once complete.

Conclusion

The 2026 survey finds the Orchard End Historic District largely intact: about seven in ten surveyed properties contribute under the rolling fifty-year threshold, and about two in three under the district's period of significance. Since 2003, gains outnumber losses. The gains come from mid-century buildings reaching fifty years, from two houses moved to their lots within the historic period and from reassessment of alterations the 2003 survey had weighted heavily. The losses come from alterations to massing, roofs, porches and materials and from the replacement of two contributing houses; two further houses, already noncontributing in 2003, have also been replaced. Accessory dwelling units now stand on more than one in eight surveyed properties, and most are noncontributing. The inventory records, this

report and the *Orchard End Survey Atlas* together form the documentary record of the 2026 survey.

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Notes

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20 National Park Service, *How to Apply the National Register Criteria*, 41.

Colophon

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