

Oct. 29, 2018

RE: Claim #95-4093
Park Addition to Rockford Bay Summer Homes, Inc.

RECEIVED
OCT 31 2018
IDWR / NORTH

Dear Linda,

Thank you for all you help today. The proof I have found isn't exactly what you were requesting but maybe it will be sufficient.

Exhibit #1

This is a copy from the minutes of Park Additional To Rockford Bay Summer Homes, Inc formerly known in 1950 as the 'Rockford Bay Beach Club'. This is a list of the charter members. These names will appear in other exhibits from the early 50's.

Exhibit #2

Excerpt from 1952 meeting minutes discussing the water system and the letters referenced in the minutes.

Exhibit #3

Letter of Usage given to each parcel owner referencing a water system in use in 1952

Exhibit #4

Letter from the owner of the development regarding the water system

Exhibit #5

Map of irrigation system (claim #95-4093) and connections to each parcel

Exhibit #6

A copy of an article my mother, Florence Boutwell, wrote for a magazine about our water system. The highlighted line recalls the pumping of drinking water from the lake in the early 50's.

Please let me know if this is sufficient proof for our claim #95-4093.

Thank you again for all your help

Sincerely

Barbara A Swanson
Secretary
Park Addition to Rockford Bay Summer Homes, Inc.

Rockford Bay Beach Club
Executive Members

Mr. & Mrs. Leht B. Brown
Mr. & Mrs. Carl R. Edwards
Mr. & Mrs. W. J. Garrett
Mr. & Mrs. John Grandinetti
Mr. & Mrs. William J. Jacobson
Mr. & Mrs. Jacob Guoperson
Mr. & Mrs. Joe P. Winters
Mr. & Mrs. Henry J. Melson
Mr. & Mrs. Arthur Wellington

May 7, 1952

#1

The second meeting for the purpose of organizing the home buyers of Park Tract Addition to Rockford Bay Summer Homes was held at the Coeur D'Alene Hotel, Wed. May 7, 1952. This meeting was called to order by the acting Chairman Larry Wilson. Minutes of the previous meeting were read by the acting Sec. Gladys Wilson. A copy of the Plat of Park Tract Addition, Copied from the Plat which is recorded in the Kootenai County Court House was presented by Larry Wilson. Members decided to defer sending the letter to Mr. Ray T. Smyth concerning the improvements of the Park until Chet Brown had the opportunity to consult Mr. Ferris in attending about our legal rights and method of procedure. Mr. Grandinetti at this time produced a letter written to Dr. Easton, M.D., City Health Officer of Spokane, Spokane, Washington, regarding the spirit of water in our community at Rockford Bay, some letter written by Dr. J. Beightson, Sanitarian, Porthamble, Wash. Health

Unit, Coeur D'Alene, Idaho. The letter was read by all members and placed on file for further discussion at a later date. Election of officers followed. Larry Wilson was nominated and elected President. Nominations for Vice President: Bill Garretty, Chet Brown and Joe Bergerson. Voting ensued with Joe Bergerson elected as Vice President. Nominations for Sec. Treas. combined. Gladys Wilson nominated and unanimously elected. Board of Directors appointed by elected officers were as follows: A. J. Wallington, Chet Brown, Carl Edwards and John Grandinetti. The purpose of having a board of directors is of immediate concern to be taken as important as time without the necessity of calling a club meeting. Rockford Bay Beach Club was chosen as members present to be the name of our club. Chet Brown announced that Post Office Box No 8053 had been attached at Grand Branch Office for the club mail. Next on the agenda were the discussion

SPOKANE CITY HEALTH DEPARTMENT
Room 551-City Hall

REPORT ON BACTERIOLOGICAL EXAMINATION OF WATER SAMPLE

Collected By E. Gregersen Date Collected 5-11-52
Source of Water lake (Rockford Bay) Owner of Supply Roy T. Smythe
Point Where Sample Was Taken tap Date of Report 5-16-52

TO: Evelyn Gregersen
604 City Hall
Spokane 1, Wash.

LABORATORY DATA

Laboratory No. 887 Coliform bacteria 9.2 per 100 ml. (MPN)

RESULT

The quality of this water does not comply with the State Department of Health Bacteriological Standards for drinking water.

The sample contained coliform bacteria. These bacteria are normal inhabitants of the intestinal tract of man and animals and their presence in water indicates that fecal matter is reaching the supply. If these bacteria come from a human being who is diseased, there is a danger that the use of such water may cause typhoid, paratyphoid, dysentery or other diseases.

Therefore, this water must be considered unsafe for domestic use, unless a survey shows that the contamination is not from a dangerous source. For further advice consult your Local Health Officer.

REMARKS

Charles A. Regan
Sanitarian

Copy

PANHANDLE DISTRICT HEALTH UNIT
Court House
Coeur D' Alene, Idaho

April 5, 1952

J. B. Eason, M. D.
City Health Officer
Spokane Department of Public Health
Spokane, Washington

Dear Dr. Eason:

In answer to your letter of May 2nd, we have had samples of private water supplies in the Rockford Bay area on numerous occasions.

I think each of the homes in that area has its own pump pumping water out of the lake or from other surface supplies. Consequently, none of these private supplies is regarded as safe. There is no community Supply.

Sincerely yours,

Donald J. Boughton
Sanitarian

DJB:lb

TO THE OWNER OF LOT 18, Park Addition to Rockford Bay Summer Homes

Permission is hereby granted you as the owner or contract purchaser of the above described lot to use the area designated as Park of Park Addition to Rockford Bay Summer Homes and Lots 1 and 2 of Block A according to the Plat on file in the office of the Auditor of Kootenai County, Idaho, for recreation purposes, including the use of the Beach fronting Lots 1 and 2 aforesaid.

The privilege to use said area is not exclusive and similar privileges are being granted to other lot owners of Park Addition to Rockford Bay Summer Homes, with the intent that said area will be for the general use of the community comprising Park Addition thereto excepting the lot owners of Park Addition who have waterfront lots.

It is understood that none of said area shall ever be used for business purposes of any kind and no commercial enterprises whatsoever shall be conducted thereon.

A committee of not less than three lot owners shall be selected by persons holding privileges similar to those granted by this instrument. Such committee shall adopt reasonable rules and regulations for the use of said recreational area, provided that no changes, such as removal or trees, excavations, changes of roads, docks etc. shall be made without first securing the consent of the undersigned.

Permission is also granted for you to connect with the community water system for domestic purposes only, provided you will be required to pay a reasonable water service fee monthly, as well as your proportionate share of the cost of maintaining the water system. It being understood that the undersigned are under no obligation to continue said water system and may abandon ~~the~~ the same upon 30 days notice to the users thereof and transfer the system to the users.

You will be responsible for your pro rata share of the taxes and maintenance of the recreational area and improvements thereon which have been authorized by the committee.

It is further understood that you will be using said area at your own risk, and the undersigned will not be responsible for any damages sustained by reason of your use of said area or any improvements situated thereon.

Page 2: Permission of use to the owner of Lot 18, Park Addition

In the event of your failure to comply with any of the terms and conditions of this permit or to comply with any rule or regulation adopted by the committee, this permit may be cancelled by 30 days written notice to you at your last know address.

In the event the use of said area is discontinued or abandoned and no longer used for the purposes indicated therein, then this permit is terminated and shall be of no further force or effect.

This permit shall inure to the benefit of your heirs, successors or assigns and shall be binding upon the undersigned, their heirs, successors and assigns.

Dated this 25th day of August, 1953.

Roy T. Smythe
Thelma M. Smythe

I, the undersigned owner of Lot 18 of Park Addition to Rockford Bay Summer Homes, accept the foregoing permit upon the terms and conditions therein stated.

Laurence A. Boutwell
Florence B. Boutwell

State of Washington)
 County of Spokane) ss:

On this 28th day of October, 1969, personally appeared before me LAURENCE A. BOUTWELL and FLORENCE B. BOUTWELL, to me known to be the persons who subscribed to the within instrument and acknowledged to me that they executed the same.

GIVEN under my hand and seal on the date above written.

Notary Public in and for the State of Washington, residing at Spokane

Recorded at the request of
 at 230
 216-217 Paulsen Bldg.
 Spokane, Wash. 99201
 Richard E. Dullanty
 Nov. 5, 1969
 Arlene Jackson

Roy T. Smythe

ROCKFORD BAY, IDAHO

June 3, 1956

Park Community Re: Water System

When the majority of these lots and homes were purchased one of the main points was that the water system would be usable the year round provided that the individual property owner took care of the line and facilities on his own lot.

I went to the expense of burying the main line so it would be protected against freezing. A year round water system maintains property values and I believe most of you property owners understand this. Several of the owners are evidently interested in only summer usage and I believe they should not dictate to the majority who in most instances have considerable investment in their property.

Legally I am not bound but morally and in a sense of fairness I am not going to stand by and let a mistake be made like was made before and I will do anything in my power to see each property owner is protected.

In conclusion it will not be possible to heat the entire pump house economically. It is possible to place the tank in one corner or lay it across one end, consolidate the pipe and place the pump close to the tank, enclose a smaller area and insulate it. I suggest this be done by the community as if I have to hire men and maintain the water system there will be considerable more expense to the community. I will be glad to cooperate with the committee in advising them how to set up the installation properly.

Sincerely,

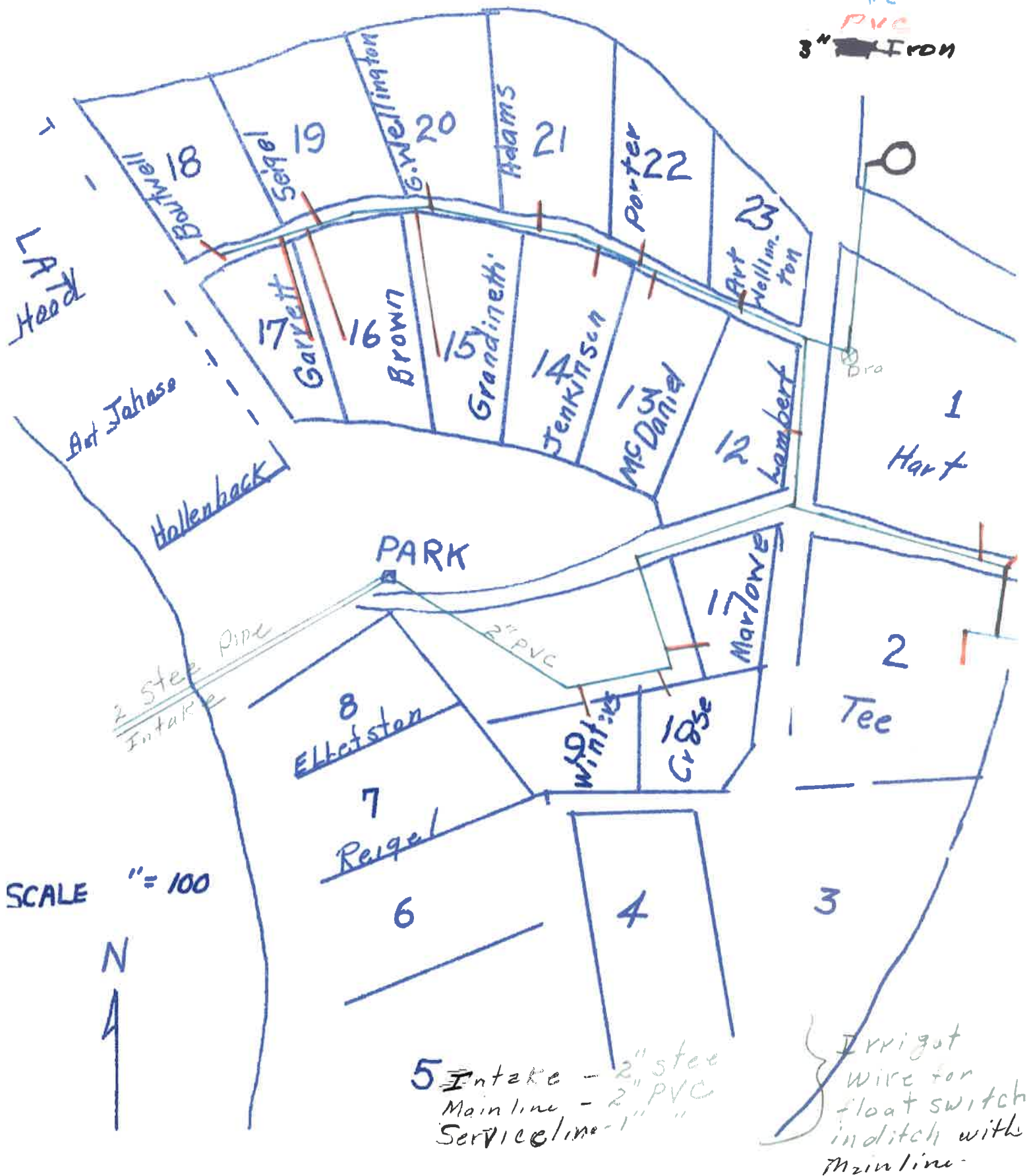
Roy T. Smythe

Roy T. Smythe

SUMMER HOMES Irrigation System

PART OF TS 3 AND 4 OF
SEC 17 N TWP. 48 N
RANGE 4 W.B.M.

VC
PVC
3" ~~Iron~~ Iron



SCALE: 1" = 40' (APPROX.)

ELEV. DATA FROM

NORTH MAIN

7' 8"
55'
167'

EAST MAIN
7+18
ELEV. 150.74
32.0' = 14.0'

6+67
ELEV. 151.62
29.4' = 11.8'

ELEV. 150.74
32.0' = 14.0'

6+19
MCDANIELS

PORTER

5+74
ELEV. 142.42
34.6' = 15.0'

JENKINSON

5+51

LEFAURE

5+19
ELEV. 141.74
41.3' = 18.0'

4+73

BROOKS
ELEV. 135.62
45.4' = 20.0'

G. WELLINGTON

3+91

ELEV. 125.25
57.7' = 25.0'

3+57
OLD BROWN

SIEGEL

3+24

ELEV. 115.00
63.0' = 27.0'

BROWN



This connection
not made. The old
service was used.

1x69
D0

GARRETT

ELEV. 115.00

PUMP HOUSE
MANIFOLD

Steel
Pipe

1/4" Male
#605

ELEV. 110.00

BOUTWELL

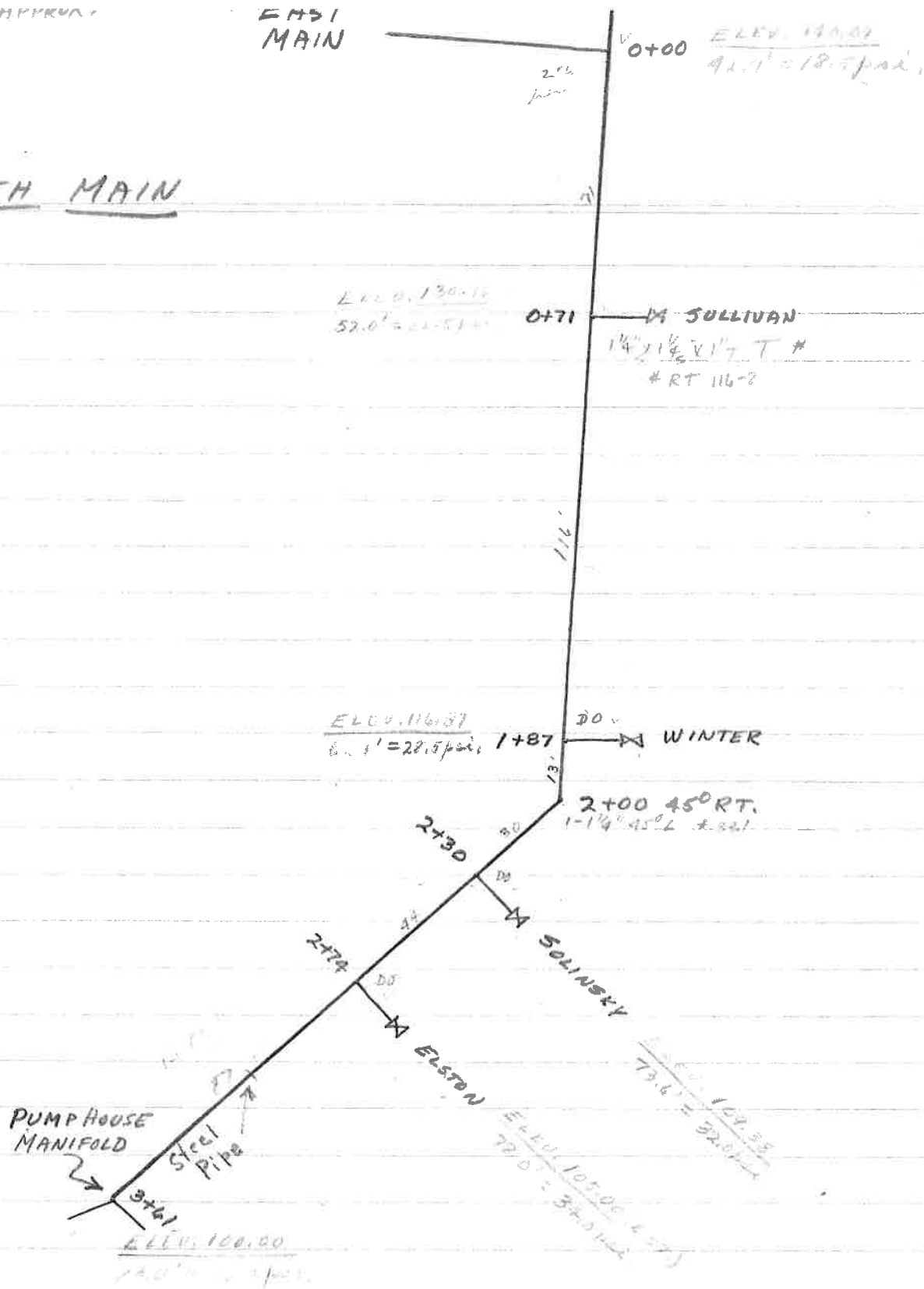
65.5' = 28.0'

ELEV. 115.11
67.8' = 29.0'

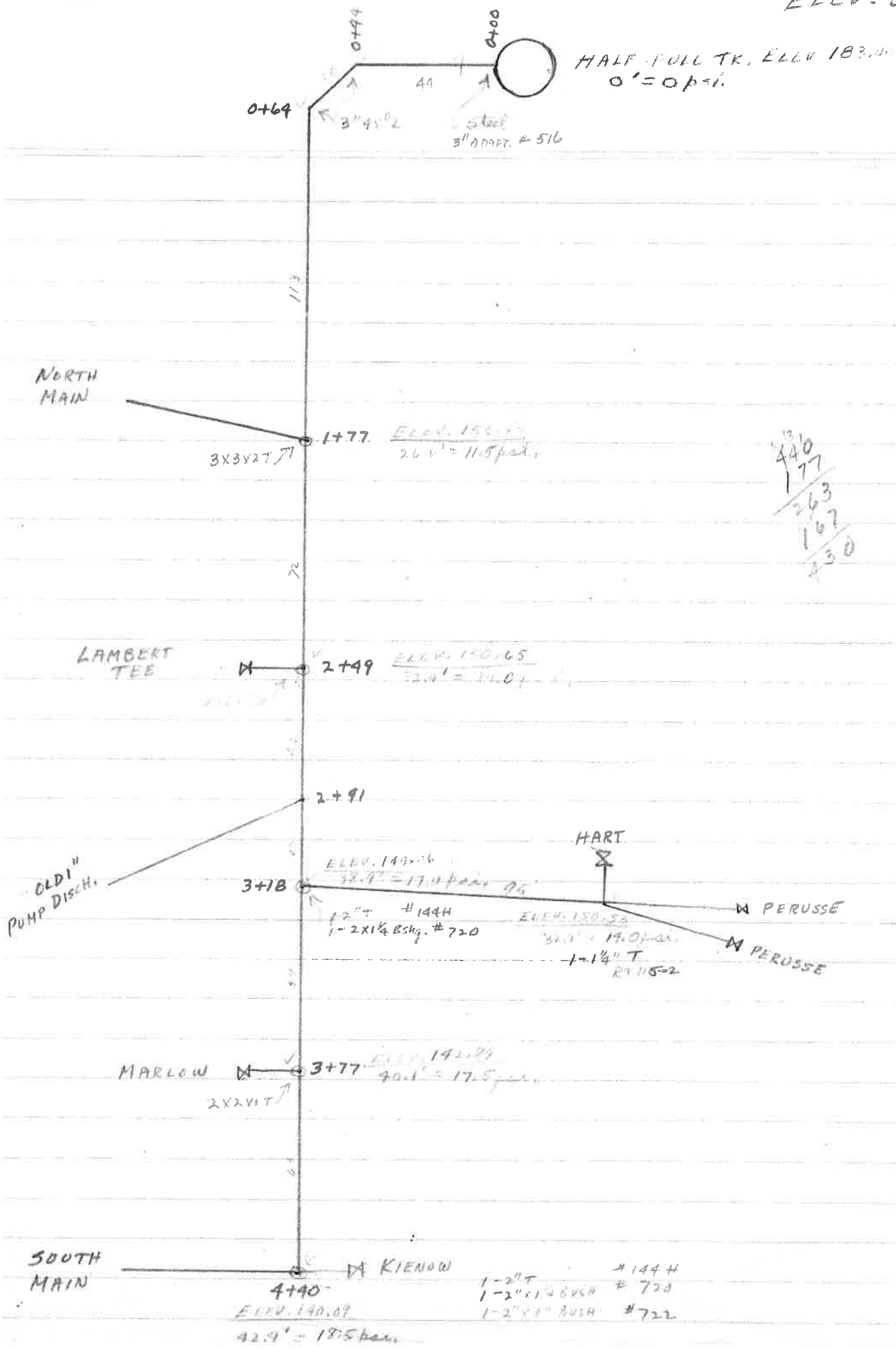
SCALE: 1" = 90' APPROX.
ELEV. DING

EMSI
MAIN

SOUTH MAIN



SCALE: 1" = 100' HORIZ.
ELEV. DIFF.



4

PIPING DETAILS

1

TANK CONNX.

NOTE:

1-3"x12" w/ 1/2" COLLAR
FOR GAUGE ETC.

STE

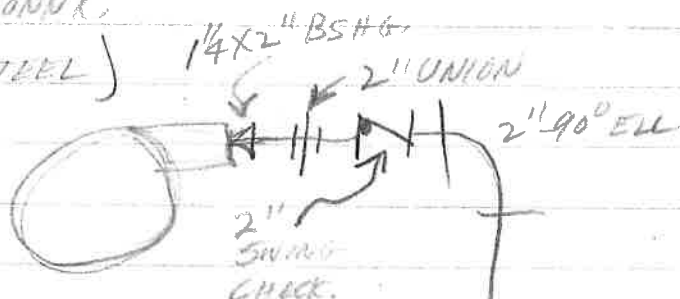
1-4"x3" BSHG.
1-3"x12" NIPPLE
1-3" VALVE
1-3" NIPPLE
2-3" 45° ELLS.
1-3" PIPE 4-5' LONG.

4" Overflow

TANK

2-2" NIP
1-2" 90° ELL
1-2" VALVE
1-2" PIPE - ODD LGTH.

PUMP CONNX. (ALL STEEL)



1" DRAIN VALVE

2"x1" RED.

1" NIP

2" T

2" TEE

STE

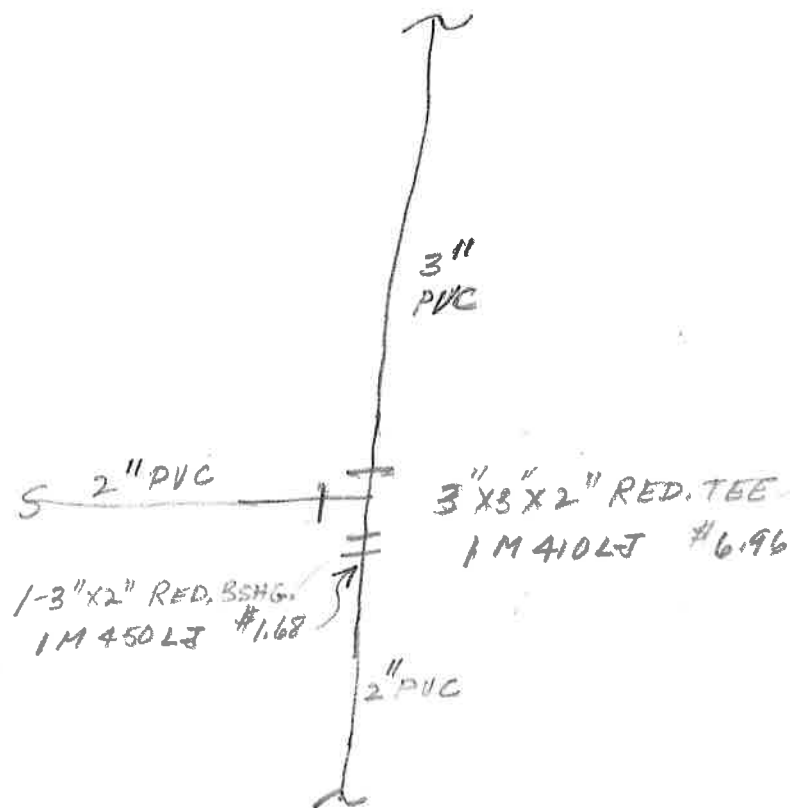
1 1/4" STL
2-2 1/4" BSHG.

2-1 1/4" VALVES

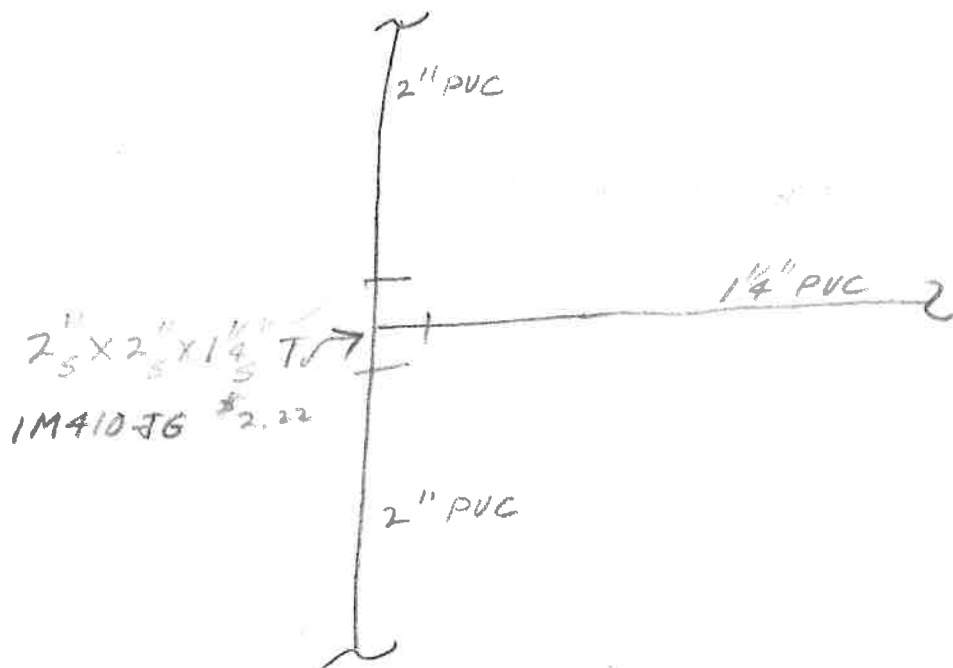
1 1/4" STL

TEFLON TAPE FOR STEEL-PLASTIC JOINTS

JUNCTION EAST & NORTH MAIN



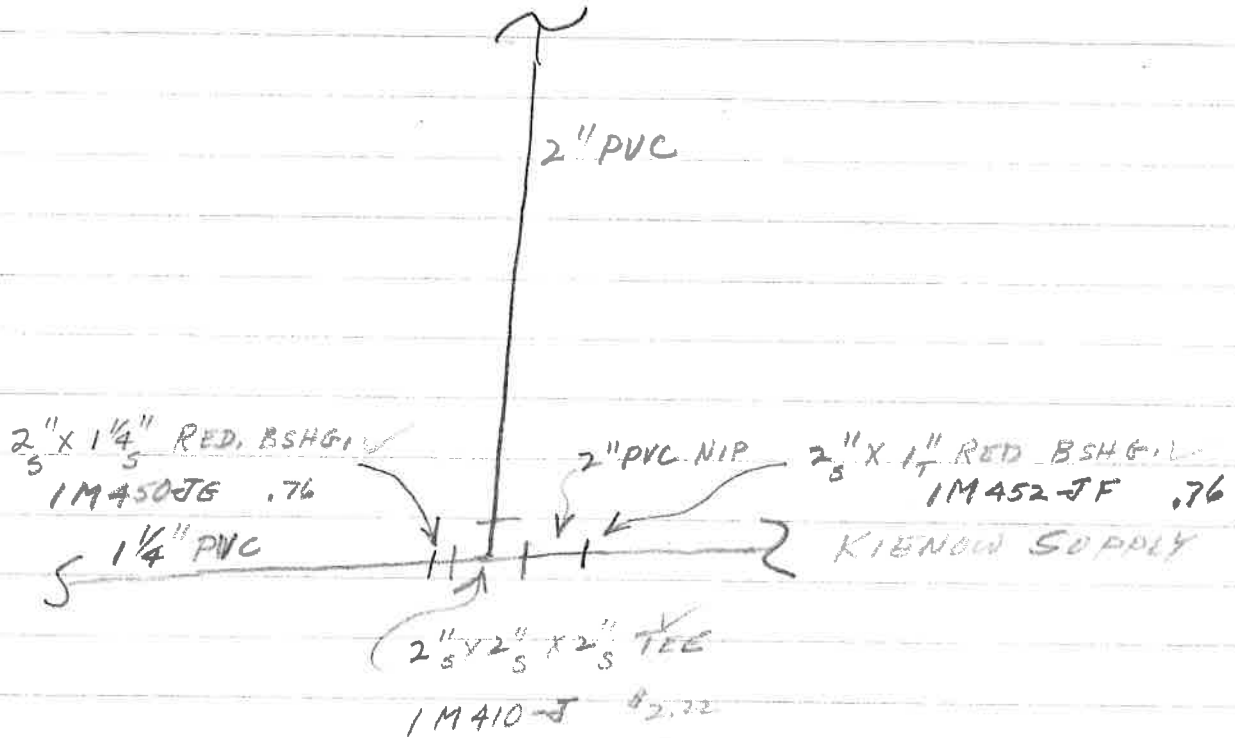
JUNCTION PERUSSE-HART MAIN



PIPING DETAILS

2

JUNC. EAST & SOUTH MAIN



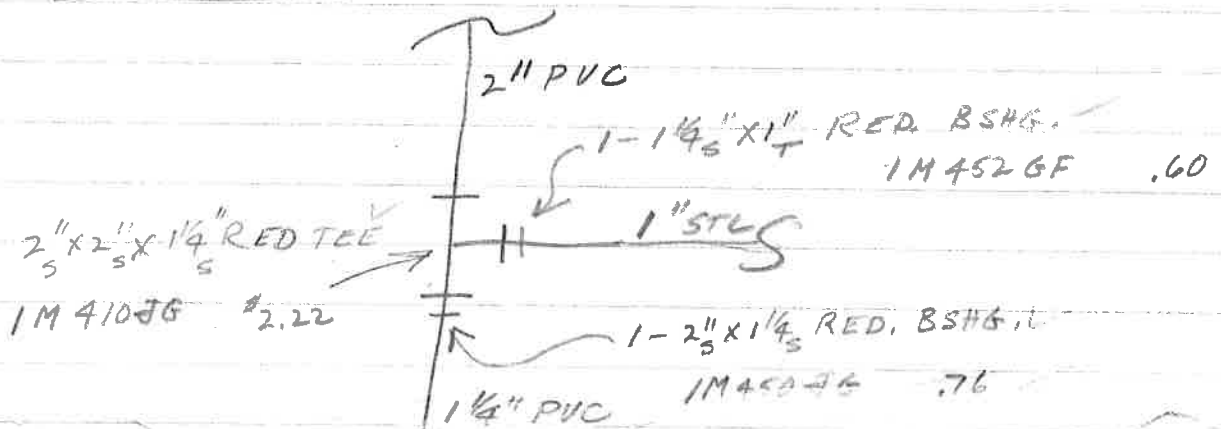
JUNC. 1 1/4" PVC + 1 1/4" STL. - 2 REQD.



2- 1 1/4" FEMALE ADAPTERS

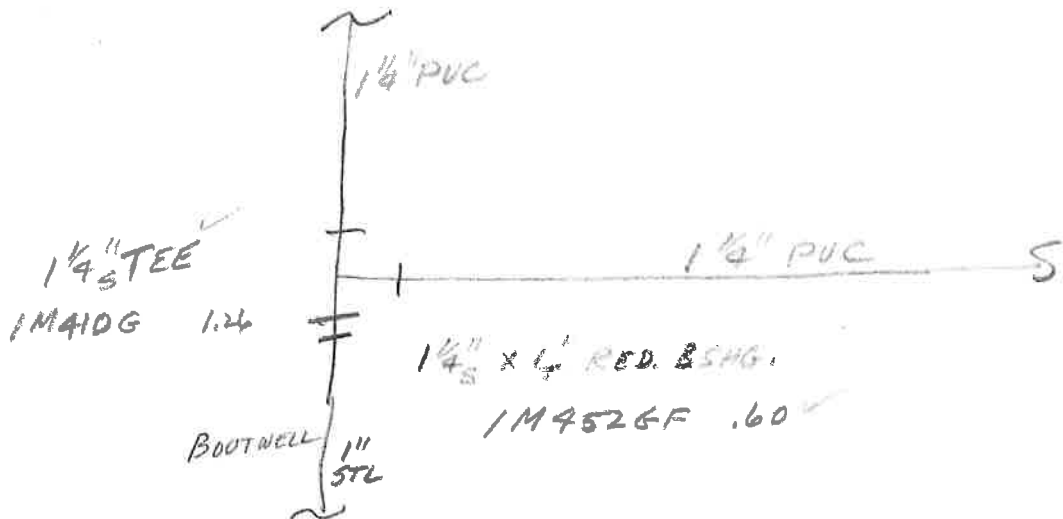
1M442-G .62

2" TO 1 1/4" REDUCTION @ JENKINSON



BOUTWELL SUPPLY

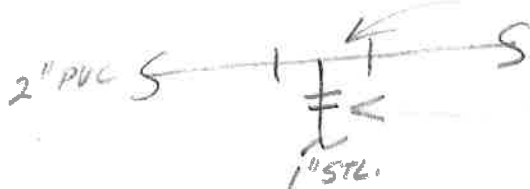
10
5
+ KENNEDY
BOUTWELL
JENKINSON
2 PAGES
1955



2" MAIN SUPPLIES

5 REQD

LAMBERT
MARLOW
A. WELLINGTON
McDANIELS
PORTER

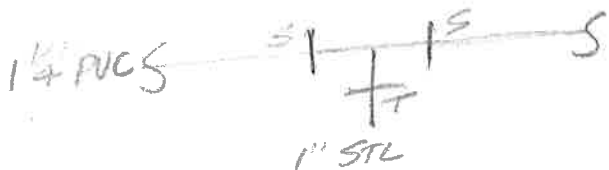


1/4" MAIN SUPPLIES

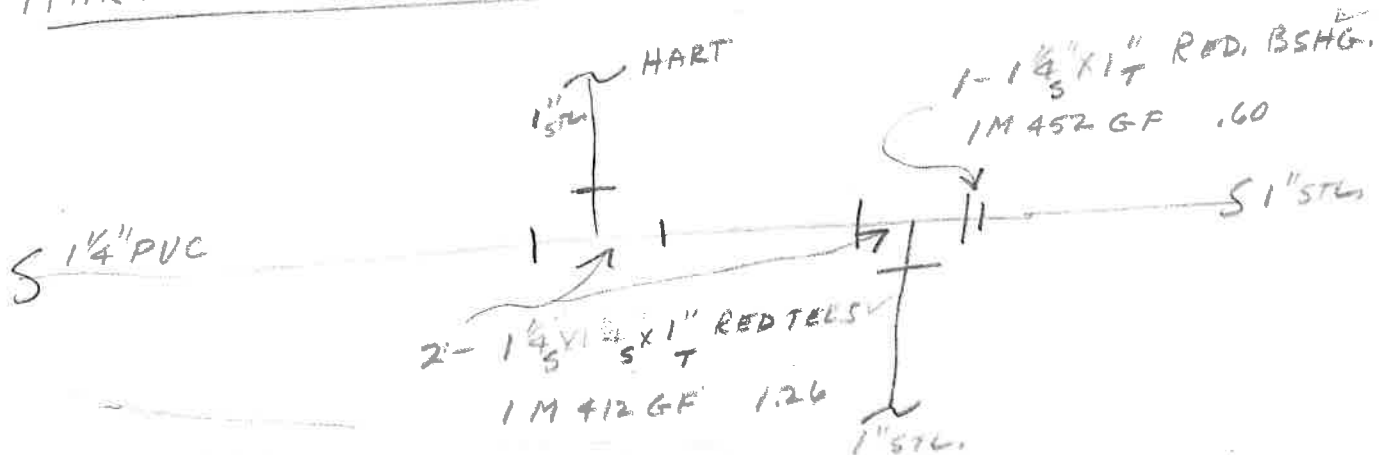
10 REQD

LEFAVRE
BROOKS
G. WELLINGTON
SIEGEL
BROWN

GARRETT
SULLIVAN
WINTER
SOLINSKY
ELSTON



HART - PEROSSE JUNCTION



Mrs. Florence Boutwell
E. 11603 Alki Box 14046
Spokane, Washington 992140046

about 1050 words
pictures available

Soc. Sec.: 143-03-5503

DO-IT-YOURSELF WATER SYSTEM

by

Florence Boutwell

The absolute 100% thing that nobody can do without is water. You can trade your pigs for horses, your wheat for rye, and your chickens for ducks; but water? There's nothin' nobody will take for his water supply.

In 1952 a developer named Roy T. Smythe saw all the clean blue water in Lake Coeur d'Alene, Idaho, and decided the water needed to be appreciated by more people. He bought himself one hundred twenty acres of land fronting the lake at Rockford Bay. Then he divided it into lots.

In practically no time nine families had each bought a lot and the right to swim in, boat on, fish in, marvel at, and drink the water from Rockford Bay. Drink, because Mr. Smyth wanted his clients to enjoy every facet of that beautiful lake. He pumped drinking water from the lake through steel pipe.

Nine families is one thing, but nineteen is something else. Also we must not overlook the fact that Smythe's development led to other developments nearby on the lake. There were so many boats zigging and zagging on Rockford Bay that a marina had to be built. Soon most of the north shore lots were occupied and the south shore began to open it up. That's the

trouble with a good thing. In no time at all, there's too much of it.

Well, there soon were too many people on Mr. Smythe's small pump. And, of course, with all those boats, that water wasn't the same pure water it had been in the early days.

In 1955 the original nine lot-holders plus ten new ones decided they would take the matter of anadequate water supply into their own hands.

They wanted a well (as who doesn't?). But the time was not quite ripe for that.

Using all volunteer labor, the little community, called Park Community, built a pumphouse on the beach. Here water was chlorinated before it was pumped into the system. That made the Health Department happy. People could sprinkle lawns too with this new pump. Pressure was maintained at a constant level by a tank and pressure switch.

That was good until 1964. You know how it is with lawns. You plant a spot of seed and it creeps out until next year you decide maybe it should go around to the back of the house as well as the front. Then your wife wants a few cultivated flower beds and all this takes more water.

"With all this sprinkling going on, we've got to have a storage tank," said the fellow who had made it his business to kind of oversee the operation.

One of those lot-holders just happened to work for Yellowstone Pipeline. He was surrounded by tanks day in and day out. "Getting a tank is no problem," he said and with \$104 of community money, he bought a 4000 gallon storage tank. from Continental Oil.

Cleaning the thing out was a different story. Oil had been stored in it. Another one of the lot holders who had been a Navy inspector insisted on sanding and painting the inside before he'd approve it. And a new tank

had to have new pipe. (But that's typical. A new dress always needs a new pair of shoes.)

The folks in that community were about the most talented bunch I've ever known. They even established elevations themselves and laid out the line as though they'd done it a hundred times before. They picked the highest spot in the community, slid the cleaned and painted tank off a truck, down the bank of the county road and hoisted it upright. The women stayed home praying that it wouldn't fall over on their men.

You can see that tank there today. It sits just east of the Rockford Bay fire station (also a do-it-yourself project) on the south side of the county road.

The entire cost to the community for the tank and pipe serving nineteen families was \$1200. The main line consisted of 180 feet of three-inch PVC pipe, 1007 feet of 1 $\frac{1}{4}$ inch PVC pipe and 114 feet of 1 $\frac{1}{4}$ inch steel pipe. Approximately 1600 feet of ditch was dug for the line. The men started the digging with a ditcher, but have you ever seen the size of the rocks and roots around Coeur d'Alene Lake? That little ditcher just couldn't produce. A backhoe was hired from Meredith of Worley, Idaho.

Then there was the weather. The pipe laying was done on the coldest rainiest day that spring. No one counted the number of pots of hot coffee the women carried to the mud-caked men slogging around in that wet clay.

By 1969 they had dried out and were jawing about that well again. It took incorporation of the community and five years to get the plans drawn up. Part of that time was convincing the women that it wasn't going to cause heart attacks (some of those fellows were getting up in years). The men need-

ed the women to back them up with potluck lunches and their old standby, hot coffee.

That well drilling was exciting! Aqua Well Drilling of Hayden Lake brought a water witcher along to witch out a spot in the community where water was not too far below the surface. Men, women, and children took their turns with the witching wand. Even in the hands of the most skeptical, that wand turned downward at a site in the park area slightly north of the old pumphouse.

And sure enough when it came to the actual drilling, water was discovered there at 110 feet. A three-foot PVC line was connected to the existing line. A new pumphouse was constructed (remember that new dress and new shoes?) and water is now pumped into four 200 gallon air pressured tanks in the new pumphouse. And is that cool well water good!

So much for drinking water.

Those fellows didn't want to waste that good well water on lawns. So they got one of the fellows (a retired building contractor) to lay out an auxiliary system. This time a retired Air Force hump pilot piloted the ditcher. And the ditcher flew through those rocks. The water for the lawns comes from the lake through the old pump house.

More and more of the fellows are retired. It took a lifetime, just about, to build the water system in that community. But it's a good and adequate system and they did it themselves.

Today the gray heads sit under the tree on the beach watching their grandkids swim in, boat on, fish in, and marvel at the beauty of Coeur d'Alene Lake. They check the pressure gauges from time to time, reset stray nails, and sometimes lug a bucket of paint over to the pumphouse to touch'er up.

But that's just not enough of a project for these do-it-yourselfers.

"About time to change the lay-out of the swimming area and docks, wouldn't you say?"

"Let's take'er out into the lake another fifty feet, wouldn't you say?"

Better get that coffee pot on, ladies.

* * * * *

Mrs. Florence Boutwell
E. 11603 Alki Box 14046
Spokane, Washington 992140046

Note:

The buildings mentioned in this article are still standing. The following pictures are available:

1. Beach area
2. Old pumphouse
3. New pumphouse
4. Water tower
5. Rockford Bay fire station
6. Various personnel
7. Homes in the community

F. Boutwell