

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received NOV 28 1984

date entered

JAN 11 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Quinn Apartments

and/or common Rosewood Apartments

2. Location

street & number 580 West Clark Street N/A not for publication

city, town Pocatello N/A vicinity of

state Idaho code 016 county Bannock code 005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Brent Nichols, Principal Partner, Rosewood Limited Partnership

street & number P.O. Box 426

city, town Pocatello N/A vicinity of state Idaho 83201

5. Location of Legal Description

courthouse, registry of deeds, etc. Bannock County Courthouse

street & number 500 Block, East Center Street

city, town Pocatello state Idaho 83201

6. Representation in Existing Surveys

title Idaho State Historic Sites Inventory has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records Idaho State Historical Society

city, town Boise state Idaho

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Quinn Apartments are located on a large lot just outside the western boundary of the Downtown Pocatello Historic District. The building is flanked on two sides by late nineteenth- and early twentieth-century residential properties. The building was constructed in 1913 and is two and one-half stories tall. The exterior walls are constructed of brick masonry laid in common bond on top of a concrete foundation; the interior framework is wood. The building is rectangular in shape, with three bays on the south facade and eight bays on the east and west facades. The interior is comprised of twenty-eight small apartments with built-in cabinets and pull-out Murphy beds. The integrity of the building is very good, the exterior and interior having been altered only slightly.

The Quinn Apartments are a two-and-one-half story apartment building in the simplified Second Renaissance Revival style. Built of brick and wood, the building sits on a raised concrete foundation. A corbelled brick cornice caps the building on the south and east sides.

The south facade is comprised of three bays, with the central bay projecting. Each of the two side bays has three one-over-one double-hung wood sash windows on each story, while the central bay has two one-over-one double-hung wood-sash windows located at the level of the staircase landing between the first and second floors. The central bay also contains the front entrance to the building. A set of concrete steps leads up a half story to a large single door that is flanked by sidelights.

The east and west facades are comprised of eight bays. The first bay on the south end has no windows, and the seventh bay from the south has one one-over-one double hung sash on each story. The rest have two windows on each story. All windows are original and have been covered with aluminum storm windows in recent years.

A late 1930's addition, the north (rear) facade, is wood and encloses the rear staircase. Twelve-light non-operable windows have been set into the wall on the second and third floors. The ground floor has nine-light windows. Patches in the wall indicate that some windows have been filled in over time.

The interior of the building is remarkably intact. Of the twenty-eight small apartment units, only two have been altered to any extent. Severe water damage to one of the altered units resulted in the loss of two walls in the unit. Another unit has been stripped of original woodwork and panelled. These alterations have occurred in recent years. The remaining twenty-six are as they were originally, except for minor changes to wall and woodwork finishes, floor coverings, and some light and bathroom fixtures. All of the woodwork in the hallways and over 90% of the woodwork in the apartments is the original Douglas fir woodwork. Most of the woodwork retains the original stain and shellac finish, although that in some of the apartment units has been painted.

The introduction of additional electrical wiring at some time in the past has resulted in the corners of the hallway ceilings being filled in to cover the conduit and wiring.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1913 **Builder/Architect** W. A. Samms, architect

Statement of Significance (in one paragraph)

The Quinn Apartments are architecturally and socially significant as a remarkably unaltered example of early twentieth-century apartment design and apartment living. In the context of Pocatello history the Quinn Apartments remain as the only apartment building in the city to retain almost all of its original features and fixtures. The apartments were designed to accommodate small families, housing that was sorely needed in the fast-growing workingman's town of 1913. Other apartment houses built in Pocatello during the same period have been remodeled or were originally built to serve a different clientele. The building is nearly unaltered, therefore retaining the features which caused it to be known as "perhaps the most complete apartment house in the entire state of Idaho"¹ at the time it was built. When built, each apartment had a small reception hall, a dressing room, a disappearing bed, a living room, a toilet and bathroom, and a kitchen equipped with gas range, electric refrigerator, built-cupboards, and air-cooled pantry. The exterior walls were of hollow brick construction, which helps the building to stay cool in the summer and warm in the winter. Most of the original fixtures and woodwork are still in place.

9. Major Bibliographical References

Pocatello City Directory, 1913

Sanborn Fire Insurance Maps of Pocatello.

(Pocatello) The Pocatello Tribune, January 30, February 11, February 18, March 18, April 17 1913.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Pocatello South

Quadrangle scale 7.5 minute

UTM References

A

1	2	3	8	1	2	6	0	4	7	4	6	2	2	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

The nomination includes the Quinn Apartments and the property on which they stand, the east 68 feet of lots 11 and 12; the west 15½ feet of the east 68 feet of the south ¼ of lot 13, and the east 52½ feet of lots 13 and 14.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Frank A. Fiori, Consultant

organization Preservation Services

date August 28, 1984

street & number P.O. Box 4596

telephone (208) 232-7842

city or town Pocatello

state Idaho 83201

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Mark Wells

title State Historic Preservation Officer

date 14 November 1984

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I hereby certify that this property is included in the National Register

Carol D. Shull

date 1-11-85

Keeper of the National Register

Attest:

date

Chief of Registration

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The only exterior alteration is the addition of a set of enclosed rear stairs in the late 1930's. They are considered to be a significant part of the history and evolution of the building. The integrity of the interior is remarkable. Out of twenty-eight units, only two have been altered to any extent. Over 90% of all the original interior woodwork remains. All of the woodwork in the main entry, stairways, and main hallways still has the original finish. The woodwork in some of the apartments has been painted. The majority of the original five-panel doors are still in place. All of the apartments contain the original ornate steam heat radiators. Most of the bathroom fixtures are original, with twenty-seven out of the original twenty-eight clawfoot bathtubs still being used. Many of the original ceiling light fixtures are still in place also.

The Quinn Apartments were designed in 1913 by architect W. A. Samms for Tim Quinn, a passenger conductor for the Oregon Short Line Railroad. Quinn and his wife made a special trip to Spokane, Portland, and Seattle to purchase the lumber and millwork for the new building, with the contract going to a Seattle firm.

The Quinn Apartments are presently undergoing rehabilitation and are now known as the Rosewood Apartments. The wiring is being upgraded, electric heat is being added, the units are being cleaned and painted, and new wallpaper is being hung. Every effort is being made to retain original fixtures. Some woodwork is being refinished, but no alterations to any of the interior partitions is being undertaken. Units that have been altered or damaged will be restored.

1. Pocatello Tribune, January 30, 1913, p. 9.

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As a blue collar, working class, railroad town, Pocatello grew and expanded rapidly after the turn of the century. The development of irrigation and the corresponding growth of agriculture in eastern Idaho after 1902 added to this expansion. Pocatello's population grew from 4,046 in 1900 to 9,110 in 1910. Unlike most of Idaho, the city continued its economic expansion through the 1910s and 1920s, probably because its economic base was industrial rather than agricultural. A broadening of railroad activities, increased commercialization and manufacturing, and the growth of professional and other activities supported the growing population of the city.

Between 1911 and 1913 the Oregon Short Line (now the Union Pacific Railroad) was building a large new freight depot to help attract industry and trade, plans were made for construction of a new passenger depot, and the railroad shops were expanded to employ 700 more men.

This expansion created a shortage of housing. Hotels and rooming houses were full, and prices of rental units were high. The building boom that began in 1913 was a response to these pressures, but the majority of the new building was in the form of single family residences. The Quinn Apartments were built to help reduce the pressure for rental units and to provide a high standard of living for those wishing to live in apartments. Research in city directories indicates that the Quinn was the first large apartment building to be built in Pocatello, beginning a trend that produced about 15 major buildings through the 1910s, 1920s, and 1930s. Except for the Fargo

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Apartments, built in about 1914, the next apartment buildings constructed in the city were built in the 1920s and represent later design. The Fargo Apartment building is a three story building on a raised basement. More elaborate in style than the Quinn Apartments and influenced by the Prairie Style, the Fargo building has 45 units, including both one bedroom and studio units. In a thematic group nomination both the Quinn and Fargo buildings would be appropriate inclusions as nicely intact examples of apartment design on modest and more elaborate scales.

The Pocatello Tribune refers to the Quinn Apartments as "cozy little apartments for small families," whereas by today's standards the building's studio units would be thought of as quite small. When built they were equipped with all the modern conveniences of the time, and were a step forward for boarders in Pocatello, who were primarily working class people, newcomers, and/or transients. Those features--radiators, bathroom and kitchen fixtures, light fixtures, built in shelves and roll-away beds--are still extant in the building. The Quinn Apartments are significant as probably the first major apartment building in Pocatello, and for the statement that they make about early twentieth century housing in Pocatello at the beginning of the city's major building boom.

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Commercial Club brochure. Pocatello Commercial Club, 1915.

R. L. Polk City Directory. 1915-16, 1917, 1918, 1921, 1922, 1923, 1924,
1925, 1927, 1930, 1932-33.

Wrigley, Robert. Occupational Structure of Pocatello. 1940.