

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

For NPS use only
received AUG 25 1982
date entered

1. Name

historic Amstutz Apartments

and/or common N/A

2. Location

street & number 320 South Ada Street N/A not for publication

city, town Glens Ferry N/A vicinity of ~~Congressional district~~

state Idaho code 16 county Elmore code 039

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input 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 checked="" 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 checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input 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 checked="" type="checkbox"/> other: rental (elderly)

4. Owner of Property

name White Savage Associates, c/o Bonnie McGinnis and Randy Williams

street & number 621 North Roosevelt

city, town Boise N/A vicinity of state Idaho 83704

5. Location of Legal Description

courthouse, registry of deeds, etc. Elmore County Courthouse

street & number Fourth Street East and Jackson

city, town Mountain Home state Idaho 83647

6. Representation in Existing Surveys

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

date 1972 federal state county local

depository for survey records Idaho State Historical Society

city, town Boise state Idaho 83702-7695

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input 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 Amstutz Apartments building is a L-shaped brick and concrete structure in a local adaption of the Prairie style. The twelve-unit building has one full story above ground and a tall daylight basement, with half of the apartments upstairs and half downstairs, and is long and low in profile on its corner site. The basement level is finished in roughened stucco. A concrete sill separates it, on the street-facing elevations, from the ruddy, polychromatic brick surface of the main story. The front elevations are elaborated by bands of windows, a flat cornice, and masonry porches, further described below. The rear elevations are utilitarian and unadorned; three frame porches are outset there.

The main-floor windows of the front elevations rest on individual outset brick sills. Above them is a continuous cast stone lintel. Immediately above the lintel, and below the flat, slightly parapeted roofline, is a narrow, projecting wooden cornice--the "Prairie style eave"--which is largely responsible for the stylistic character of the building. The cornice is extended into flat roofs over outset entry porches, two on the west side, one on the north, which are also evocative of the style. The porch roofs are supported on squared wooden posts with molding suggestive of capitals and bases at top and bottom. The stepped walls are finished, as is the roofline, with concrete coping. The flights of concrete steps are set laterally to building and street, running up behind an outer parapet and giving access to a small porch behind an inner parapet wall. Each of these porches contains on its upper level the entrances to two of the upstairs apartments. Underneath each are the entrances to two apartments on the basement level, approached through a portal sheltered by a small flat lower roof set behind the outer parapet and supported on scroll-sawn wooden brackets. Large rectangular openings in the outer parapet wall help to light the basement entryways.

The building appears largely unaltered. Signs with "Amstutz Apartments" in Gothic script survive on the east and west elevations, the one on the west in very good condition. Fenestration is intact; sash windows with multi-light upper sections are used throughout and are grouped into sets of three, with a broad central element and narrower side lights, in the main sitting room of each apartment. Wooden doors contain six-light windows at eye-level. The original woodwork and high ceilings inside the building are intact. The building appears to be in good structural condition.

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 checked="" type="checkbox"/> other (specify) Local History
		<input type="checkbox"/> invention		

Specific dates 1920–21 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Amstutz Apartments building is architecturally significant as a good example of the Prairie Style in this small-town setting and historically significant as an unaltered survivor from a period of post-World War I optimism in Glens Ferry. The building also represents an unusual opportunity for restoration as rental housing for the elderly.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Glenns Ferry

Quadrangle scale 7.5 minute

UMT References

A

1	1	6	3	8	7	9	0	4	7	5	6	5	0	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 Amstutz Apartments and the property on which it stands, lots 15-20, block 52 in the South Addition, Glenns Ferry.

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

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

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

11. Form Prepared By

name/title Patricia Wright, Consulting Architectural Historian

organization Idaho State Historical Society

date 2 June 1982

street & number 610 North Julia Davis Drive

telephone (208) 334-3356

city or town Boise

state Idaho 83702-7695

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

Merle Wells

title State Historic Preservation Officer

date 12 August 1982

For NPS use only

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

Entered in the
National Register

date 9/23/82

for Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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



Continuation sheet

Item number 8

Page 1

Glenns Ferry, a railroad town on the Snake River in southwest Idaho, contains no other examples of the most generally admired and aesthetically innovative architectural style of the early twentieth century, the Prairie Style established by Frank Lloyd Wright. This modest yet sophisticated structure, surely architect-designed though the designer is unknown, makes in its emphatic horizontality a series of very clear allusions to that style. The primary choice of sinking the first tier of apartments half below grade and stretching out the enclosed space in two long wings, rather than stacking it above grade on one part of the lot, produces the long low profile which is characteristic of Prairie Style. The style fits well with the landscape of the Snake River Plain, although it was rarely adopted here.

The building is further significant for its association with a period of growth, optimism, and projected prosperity in Glenns Ferry. In the postwar period local boosters encouraged tangible signs of progress. The business district on the north side of the railroad tracks had been largely filled in with masonry structures by the mid-teens; the prominent Boise architectural firm of Tourtellotte & Hummel, for example, had four commercial commissions in the town before 1915, as well as the design in that year of the Catholic church a block east of the Amstutz. After the war, the primary need was housing; in 1920 and 1921 the local press was regularly called for the erection of new dwellings. Two new brickyards were opened during 1921, and presumably provided material for the new apartment building as well as other projects.

The intention of Glenns Ferry resident Worth Leewright to build a twelve-unit apartment house in the southwest part of town was announced in December of 1920. Reports of its progress were published through 1921, culminating in an August report of its near completion at a projected cost of \$85,000. "[It] is one of the best improvements that has come to Glenns Ferry," said the Gazette. "It will not only be a neat building but an improvement that has been greatly needed." An editorial introduction to the report made specific the perceived relationship between residential development and the public good: the more of the former, it said, the greater would be the "interest in public improvements." The editors boasted that "no town on the OSL as done as much building in the past year, compared with population, as Glenns Ferry."¹

¹ (Glenns Ferry) Glenns Ferry Gazette, August 5, 1921, p. 1, c. 1.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

Armstutz Apartments

Continuation sheet

Item number 9

Page 1



MAJOR BIBLIOGRAPHICAL REFERENCES:

(Glenns Ferry) Gazette, 17 December, 1920, p. 1, c. 2.

_____ 15 April, 1921, p. 1, c. 5.

_____ 22 April, 1921, p. 1, c. 2

_____ 27 May, 1921, p. 1, c. 1.

_____ 5 August, 1921, p. 1, c. 1.

_____ 2 September, 1921, p. 1, c. 4.

_____ 21 October, 1921, p. 1, c. 4.

Ken Walls, Glenns Ferry resident, personal communication to Bonnie McGinnis,
March 1980.