NPS Form 10-900
(Revised Feb. 1993)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name L.D.S. Ward Building

other names/site number Greystone Manor

2. Location

street & number 187 S. Second Avenue W. N/A not for publication

city or town Lava Hot Springs N/A vicinity

state Idaho code ID county Bannock code 005 zip code 83246

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___does not meet the National Register criteria. I recommend that this property be considered significant ___nationally ___statewide X locally. (___ See continuation sheet for additional comments.)

Susan P. Neitzel 10/28/99
Signature of certifying official/Title Date
SUSAN P. NEITZEL, Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ___meets ___does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register.
___ See continuation sheet.
___ determined eligible for the National Register.
___ See continuation sheet.
___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:)_____

Signature of the Keeper Date of Action

12/9/99

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99001474 Date Listed: 12/9/99

L. D. S. Ward Building	Bannock	ID
Property Name	County	State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper — Date of Action: 12/9/99

Amended Items in Nomination:

Significance:

The applicable National Register Criterion Consideration is: *A*
[The property meets criteria consideration A as a religious property that derives its primary significance from architectural distinction.]

This information was confirmed with the ID SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

L.D.S. Ward Building
Name of Property

Lava Hot Springs, Bannock, Idaho
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- x private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property
(Check only one box)

- x building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

RELIGION: religious facility

Current Functions
(Enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND 20th CENTURY REVIVALS: Tudor Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STONE: limestone
STUCCO
roof STONE: slate
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

___ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

___ B Property is associated with the lives of persons significant in our past.

_x_ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

___ A owned by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or grave.

___ D a cemetery.

___ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1933-1949

Significant Dates

1933-1949

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miles Miller, Architect - Salt Lake City

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

_X_ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

Primary location of additional data:

_x_ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

_x_ Other

Name of repository:

South Bannock County Historical Center

_X_ See continuation sheet(s) for Section No. 9

L.D.S. Ward Building
Name of Property

Lava Hot Springs, Bannock, Idaho
City, County, and State

10. Geographical Data

Acreage of property less than one

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
A	12	412820	4716660	B	/	/ / / / /	/ / / / / /
C	/	/ / / / /	/ / / / / /	D	/	/ / / / /	/ / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)

Lots 1-3, 18-20, Block 15
Townsite of Hall City

___ See continuation sheet(s) for Section No. 10

Boundary Justification
(Explain why the boundaries were selected.)

The above described land is that historically associated with the L.D.S. Ward Building

___ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cheryl A. Hansen
organization Meyers-Anderson Architects date 5/17/99
street & number 101 North Main Street telephone 208-232-3741
city or town Pocatello state ID zip code 83204

Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

  A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

name Darray and Andrew Haight
street & number 187 S. Second Avenue W. telephone
city or town Lava Hot Springs state ID zip code 83246

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

7. Description

The L.D.S. Ward Building is located at 187 S. Second Avenue West in the town of Lava Hot Springs, Bannock County, Idaho. The property is bordered by streets on three sides: S. Second Ave. W. on the East, Elm street on the North and Booth Street on the South. An alley runs just parallel to the north of the building. It is located in a residential neighborhood surrounded by modest single family homes. The site slopes from the back to the front or from East to West, making the main entrance at the East accessible only by a large flight of stairs while the rear courtyard entries are at grade level.

L.D.S. Ward Building, is a one story, Tudor Revival style building with an "L" shaped plan. It is constructed of random coursed, ashlar limestone and rests on a high foundation of poured-in-place concrete. The clipped gable roof is clad in cedar shingles. The three gable ends of the building are embellished with half-timbering and plaster. The large chimney rising from the interior corner of the informal rear courtyard is also limestone. Tudor arches and refined limestone details preside over most of the windows and doors. Window glazing is uniformly 12-over-12, double hung sash, many of which feature arched tops that reflect Tudor style window openings. Doors also feature divided light glazing. The basement receives daylight around the North and East sides because of the natural slope. The West side of the basement has a window well created by a deep, concrete retaining wall along the gable end of the "L" plan.

The primary (east) elevation presents three distinct elements. To the south is the chapel wing which is dominated by three dormered windows. Beneath the central window is an entry door accessed by a flight of concrete steps. In the center of the east elevation--located at the junction between the chapel wing and the classroom wing-- is a front gabled entry vestibule which features a set of double entry doors accessed by a concrete stair. There is a small projection immediately to the south of the vestibule which features a flat roof with a crenelated parapet. The north end of the primary elevation is dominated by a clipped gable el which is a continuation of the north or amusement hall wing. The gable end of the el contains a full length half timber and stucco panel with a set of three windows at the main level, paired attic windows in the gable, a louvered vent at the gable peak, and three half windows in the foundation that provide illumination for the basement.

The north elevation encompasses the side of the amusement hall wing. It is relatively unadorned and features four large, flat topped windows with fixed transoms. The west and south elevations, comprising the inside of the "L"-shaped plan, are best described jointly. Both wings of the building terminate in identical, clipped, gable ends located on the west and south elevations. Each gable end has a projecting, half timber and stucco panel located at the top of the gable. Each also

features a circular window opening. A flat roofed entry vestibule with crenelated parapet is located at the junction of the west and south walls and a tall chimney rises from the inner side of the vestibule. A Tudor arched, single door with multi-light glazing is located in the south side of the vestibule while its west side has two small windows. The west wall of the chapel wing features three dormered, Tudor arch windows, while the south wall of the amusement hall wing features a single entry door identical to that located at the rear entry vestibule.

The main floor houses the chapel and an amusement hall that has a stage at one end. There are also restrooms and a dressing room, originally the Bishop's office. This room opens to a grade-level courtyard. (See photo 3.) The chapel and amusement hall have high sloped ceilings. The chapel's decoration is simple, elegant woodwork at the podium, and crown moldings between the Tudor-arched openings over the single-hung windows. The original wooden pew benches taken from an earlier Logan Temple remodeling are in good condition with newly upholstered seats. A long wall of paneled doors open to the amusement hall from the back end of the chapel, connecting the two spaces when overflow occurs. The wood floors on this level are beautifully restored and the moldings and baseboards are intact. The tall transomed double doors along the north end of this room lend good light and ventilation opening on to a view of the grassy tree-lined lawn area to the North that extends one-half block after the alley over to Elm Street.

The landscaping consists primarily of lawns with a few flowerbeds along the East side of the building.

8. Statement of Significance

The L.D.S. Ward Building in Lava Hot Springs is eligible for listing in the National Register of Historic Places under Criterion C. It is an excellent example of early 20th century Tudor Revival style architecture as applied to an ecclesiastical building. It is also eligible for listing under Criterion C as the work of a master. The building was designed by Miles E. Miller, a significant regional architect based in Salt Lake City, Utah who practiced during the first half of the 20th century.

The Tudor style of architecture can trace its roots to English architectural fashion of the 16th century--especially in the time of Elizabeth I. The Tudor style is typified by flattened pointed arch windows and bold masonry construction and represents a refinement and simplification of earlier Gothic modes combined with traditional English building techniques such as plaster and half-timbering. Tudor design dominated high style architecture throughout England into the 17th century until supplanted by a resurgent Classicism.

The mid-19th century saw a renewed interest in Medieval European architecture--particularly in this country-- in English precedents. Beginning with the work of A. J. Davis and A. J. Downing in the 1830s and continuing with the work of Richard Henry Upjohn and Ralph Adams Cram in the later part of the century, Medieval architecture served as strong precedent for American designers--particularly when designing religious buildings. Designs in these idioms were, at first, somewhat tenuous and often historically inaccurate. The rapid professionalization of architecture in the late 19th and early 20th centuries heralded a move toward much more accurate depictions of the various traditional European styles. It is in this period (c1900 to 1940) that the Tudor Revival style achieved popularity. Thanks to the writings of John Ruskin and Ralph Adams Cram, inspiration was taken not only from extravagant European examples, but from vernacular buildings as well. Of particular interest were picturesque English country churches. These simplified Gothic and Tudor style structures served as precedents for much ecclesiastical architecture in the early 20th Century.

The L.D.S. Ward Building is a beautiful example of a church rendered in the picturesque Tudor Revival style of the early 20th century. It is a relatively simple building which relies more on the quality of its design and materials than on excess decoration to create a sense of place. It is an excellent example of the Tudor tradition and very clearly seeks to create the impression of an English country church. Most notable is the high quality of the building's hand hewn masonry. Flat arch windows, clipped gables and half-timber and stucco decorative panels also serve to evoke the Tudor style.

Miles Miller, the Salt Lake City architect of the L.D.S. Ward Building, designed the building in March of 1933 when the Lava Hot Springs L.D.S. ward planning committee sought his help after their wood frame church house burned to the ground. Miller was a Salt Lake native and a graduate of both the Latter Day Saints University (later to become Brigham Young University) and of the architectural program at the University of Utah. He began a solo architectural practice in Salt Lake in 1908. In 1917 he formed a partnership with two other architects to inaugurate the firm of Miller, Woolley & Evans. Miller received a law degree from the LaSalle Extension University correspondence program and served two terms in the Utah Legislature from 1927-28 and 1932-33. Miller was an active member of the American Institute of Architects, serving on national committees and as Salt Lake City chapter president. Miller died in March of 1956 at the age of 69.

Miller's practice was typical for a regional architect of good repute. He designed structures in Utah, Idaho, Colorado, and Wyoming. His commissions included public buildings, commercial structures, residences, and a large number of commissions for the L.D.S. Church. Miller's design approach was typical of a general practice architect during the first half of the 20th Century. Miller designed buildings in a variety of styles popular during the time, including Prairie, Tudor, and Classical modes.

His design for the Lava Hot springs L.D.S. Ward Building was typical of commissions executed by his firm and other regional architects working with Mormon church buildings. In this example, Miller chose a simplified Tudor Revival design very much in keeping with the approach favored by L.D.S. wards during the early part of the 20th Century. Miller produced a very happy blending of decorative and functional aesthetics to create a fine representative of its type and time. Early L.D.S. communities featured separate buildings for separate church related functions. By the early 20th century, church architectural design had evolved to incorporate all church functions under one roof. This trend can be clearly seen in the Lava Hot Springs example. Chapel, Amusement Hall, Relief Society Room, Classrooms and the Bishop's Office have all been artfully combined by Miller into and excellent Tudor Revival composition.

It took 17 years to finish the church and Miles Miller was hired again in the summer of 1943 to revise the interior of the church house and simplify its details. Arched ceilings, a circular stage front and rostrum were taken out and squared off. Composition tile ceilings were installed in lieu of plaster because the required a change in all the designs after some ceilings had harmlessly fallen in other churches. The heating system was changed from steam to hot air, which required the installation of duct work. A pit was to be installed under the back of the rostrum for a pipe organ motor and blower. Restrooms were added in addition to a stairway out of the furnace room.

Most of the labor to build the church was provided by volunteers from the community with an occasional building supervisor being sent from the Salt Lake City Church offices. The City of Lava Hot Springs even volunteered their equipment and personnel at times to assist in the building. Construction was also accomplished during the Depression and World War II by local farmers who worked on the building through the winters after harvest and before planting time. For example, the exterior limestone was taken from the Bishop Roswell's own quarry on his property and he sawed it himself during the winter of 1934-35. The building was finally finished and dedicated in 1949.

The L.D.S. ward sold the building in 1996 which as been reopened and named the Greystone Manor. It presently operated as a bed and breakfast and wedding chapel and has been rehabilitated by the present owners.

In sum, the L.D.S. Ward Building in Lava Hot Springs is eligible for listing in the National Register under Criterion C. It is an excellent example of early 20th century Tudor Revival design, Further it is a significant work of a regionally important master architect; Miles E. Miller of Salt Lake City, Utah.

9. Bibliography

McAllester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf. 1989.

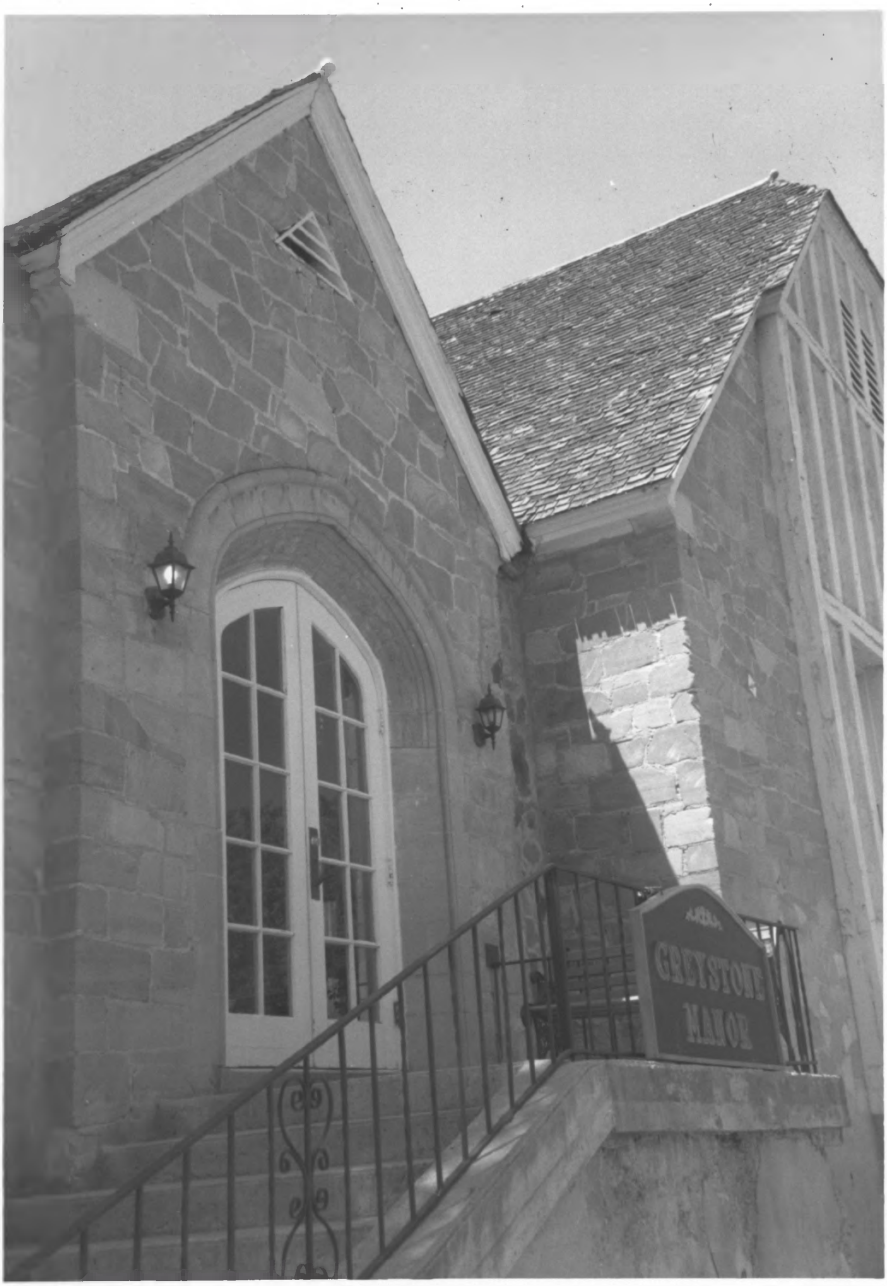
Olson, Ruth Ann and Frandsen, Rebecca. "Lava Hot Springs," from an article on file at the South Bannock County Historical Society, Lava Hot Springs, Idaho.

Architects vertical file, Miles E. Miller, Idaho State Historic Preservation Office, Boise, Idaho.

Records of the Lava Hot Springs Latter Day Saints Ward, Lava Hot Springs, Idaho.

Plans for the Lava Hot Springs L.D.S. Ward Building held by Andrew and Darray Haight, Lava Hot Springs, Idaho.

1. L.D.S. Ward Building
2. Bannock Co., ID
3. ID SHPO
4. 7/30/99
5. IDSHPO
6. View from NE
7. Photo #1


GREYSTONE
MANOR

1. L.D.S. Ward Building
2. Bannock, ID
3. IDSHPO
4. 7/30/94
5. IDSHPO
6. View detail [front entry]
7. Photo #2

1. L.D.S. Ward Building
2. Bannock, ID
3. IDSHPO
4. 7/30/99
5. IDSHPO
6. View from NE
7. Photo #3

1. L.D.S. Ward Building
2. Bannock, ID
3. IDSHPO
4. 7/30/94
5. IDSHPO
6. View from SE
7. Photo #4

1. L.D.S. Ward Building
2. Bannock, ID
3. IDSHPO
4. 7/30/94
5. IDSHPO
6. View from S
7. Photo #5

1. L.D.S. Ward Building
2. Bannock, ID
3. ID SHPO
4. 7/30/99
5. IDSHPO
6. View detail [courtyard]
7. Photo #6

1. L.D.S. Ward Building
2. Bannock, ID
3. IDSHPO
4. 7/30/94
5. IDSHPO
6. View interior (chapel)
7. Photo #7

1. L.D.S. Ward Building
2. Bannock, ID
3. IDSHPO
4. 7/30/99
5. IDSHPO
6. View interior (Amusement Hall)
7. Photo #8