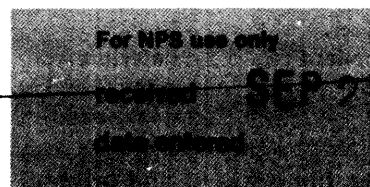


United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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



1. Name

historic Friedline Apartments

and/or common N/A

2. Location

street & number 1312-1326 State Street N/A not for publication

city, town Boise N/A vicinity of congressional district

state Idaho code 16 county Ada code 001

3. Classification

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

4. Owner of Property

name Brown's Tie and Lumber Company, c/o R. E. Short

street & number P. O. Box 448

city, town Gooding N/A vicinity of state Idaho 83330

5. Location of Legal Description

courthouse, registry of deeds, etc. Ada County Courthouse

street & number 514 West Jefferson Street

city, town Boise state Idaho 83702

6. Representation in Existing Surveys

title Idaho State 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

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Friedline Apartments is a commercial Queen Anne building on the northeast corner of Fourteenth and State streets in Boise. The 150-by-50-foot flat-roofed brick block has its long dimension on State. A three-quarter round second-story turret with a tall flared conical cap and a finial is outset at the corner. Two-story porches with deeply flared shaped-shingle upper walls are outset from the recessed, centered entry bays on each of the four pairs of apartments. According to a contemporary report, the pairs were separated by eight-inch fire walls "so one portion could burn, leaving the others intact."¹

The basement and exposed foundation of the building are of random-coursed rough-cut stone; coursed rock-faced stone is used for the porch walls and porch stair parapets. The brick masonry of the walls is unelaborated except on the upper part of the upper story, where there appear in each bay recessed panels containing the further recessed form of a small Greek cross, and along the roofline where a series of outset courses form a simple corbelled cornice. Above and below the windows on both stories are lintels and sills of concrete imbedded with small irregular stones. The same material is used for the sill that runs between the foundation and the upper wall. The porches and the shed roofs over the balconies are supported by round posts, one at each corner, with saucer-shaped bases and no capitals. Wooden screens cut in the form of flattened arches span the lateral space between them, and on the sides small round-arched screens link them with the main walls. The corner turret is of narrow wood lath, vertically set; the turret has two bands of windows, one of narrow sashes set at a level with the other second-story windows and one an attic band of small, square, fixed lights. Each band has a continuous strip of wooden molding at the top and a row of wooden dentils underneath. The dentils also appear in single strips near the base of the turret and near the top, at a level with the main roof of the building and just below the flared eave of the turret cap. Sidewall windows are double-hung sash except for the larger parlor windows, which have fixed upper sections.

The building has experienced two fairly minor, or at least undistracting, exterior alterations. The brick, stone, and shingle surfaces have been painted, and screened patios and balconies have been added to the rear of the building.

¹ (Boise) Idaho Capital News, November 6, 1902, p. 7, c. 3.

8. Significance

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

Specific dates	1902	Builder/Architect	Ross Cartee
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Statement of Significance (in one paragraph)

The Friedline Apartments building is architecturally significant as a fine example of the multi-family dwellings built in Boise in the first decade of the century, and as the best surviving example of commercial Queen Anne architecture in the city. It is a particularly valuable survivor in its prominent location on a now most entirely commercial streetscape.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Boise South

Quadrangle scale 7.5 minute

UMT References

A

1	1	5	6	4	5	0	4	8	3	0	3	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 Friedline Apartments and the property on which it stands: lots 1-3, block 125, Boise City Original Townsite.

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 Patricia Wright, Architectural Historian

organization Idaho State Historical Society

date 12 September 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 X 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 16 September 1982

For NPS use only

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

Entered in the
National Register

date 10/29/82

Shelene Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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

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The building dates from an expansive period in Boise's history, from early in a decade during which the population of the city nearly tripled and during which the demand for housing radically increased. A significant part of this demand was met through construction of apartment structures which were in effect rowhouses. Although most of the surviving apartment buildings of the period have since been cut into smaller units, most were originally, like the Friedline, designed for single-family occupancy of each two-story-with-basement section. The first newspaper report on the Friedline referred to plans for a handsome "row of houses."¹ (Later references were to "terraces.") The building did, with its downstairs parlor, dining room, and kitchen, and its upstairs bedrooms and sitting room, provide an only slightly scaled-down version of the standard Victorian floor plan for a detached dwelling. A later report specified that:

Each of the eight families will have a front door entrance, and a back-yard fenced from the next door neighbor. The grounds surrounding the buildings will be laid out with cement walks and grass plots.²

The Friedline was designed in 1902 for Abraham Friedline, a dentist and proprietor of the Denver Dentist Parlors, by architect Ross Cartee. Cartee was a native of Boise and son of territorial surveyor general Lafayette Cartee. His only other attributed Boise designs are for two houses in the near North End that also display a Queen Anne-classical spirit.

It was not uncommon to appropriate the decorative conventions of the predominantly residential Queen Anne style for commercial buildings during the decade spanning the turn of the century, which was the heyday of that style in Boise. For example, also in 1902, the local firm of Tourtellotte and Company designed a Main Street business building for W. E. Pierce that included polychromatic brick and a conical corner turret. The building across from it, which survives as one of the jewels of downtown Boise, was W. S. Campbell's six-story, turreted Idanha Hotel; it qualifies as Chateau Style in the eclectic western context but clearly overlaps stylistically with local versions of Queen Anne. Tourtellotte and Company's somewhat graceless Jones Apartments, erected at Tenth and Fort in 1904, is a surviving example of the style as applied to residential rental buildings. But if other apartments were built in the style, they have gone the way of the demolished Pierce building.

The Friedline, with its densely textural and plastic surface organization and its grace of execution, remains without peer in Boise for buildings of its scale and style. It effectively establishes the Queen Anne commercial style in Boise's surviving sequence of early apartments, along with the Italianate Belgravia of about 1904, the bungalow Wolters double-houses of 1908 and 1909, and the classical-revival White Savage and Eichelberger apartment buildings of 1910. It is all the more effective for surviving intact on a tree-lined lot on State Street, six blocks west of the capitol and on the northern edge of Boise's downtown. State Street has become a major arterial, and the early residential architecture

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along it has in this area almost entirely given way to commercial conversion and strip development. The Friedline thus preserves in a highly visible way something of the style and texture of early residential Boise, in a location where those qualities have almost disappeared.

¹ (Boise) Idaho Statesman, June 20, 1902, p. 4, c. 2-3.

² (Boise) Capital News, November, 1902. p. 7, c. 3.

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Hart, Arthur A. Historic Boise: An Introduction to the Architecture of Boise, Idaho, 1863-1938. Boise, Boise City Historic Preservation Commission, 1979.

Hibbard, Don J. "Domestic Architecture in Boise, 1904-1912: a Study in Styles," Idaho Yesterdays, Fall, 1978, Vol. 22, No. 3, p. 4.

(Boise) Capital News, 6 November, 1902, p. 7, c. 3.

(Boise) Idaho Statesman, 20 June, 1902, p. 5, c. 2-3

----- 10 June, 1902, p. 5, c. 2.

----- 1 January, 1903, p. 3, c. 7.

----- 1 January, 1904, p. 10, c. 2.



Friedline Apartments
1312-1326 State Street
Boise, Ada County, Idaho

Photograph by Patricia Wright
1979

Negative on file at the Idaho State Historical
Society, Boise, Idaho

View from west

Photograph 1 of 1