

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

JUL 10 1979

DATE ENTERED

AUG 29 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Riverside Inn

AND/OR COMMON

2 LOCATION

STREET & NUMBER 112 Portneuf Avenue

CITY, TOWN

Lava Hot Springs

VICINITY OF

STATE

Idaho

CODE

16

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT second

COUNTY

Bannock

CODE

005

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME William M. Papanikolas & Daniel Pace

STREET & NUMBER

P.O. Box 218

CITY, TOWN

Lava Hot Springs

VICINITY OF

STATE

Idaho

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Bannock County Courthouse

STREET & NUMBER

CITY, TOWN

Pocatello

STATE

Idaho

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Idaho State Historic Sites Inventory

DATE

1972

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Idaho State Historical Society

CITY, TOWN

Boise

STATE

Idaho

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Riverside Inn is a three-story red-brick colonial revival structure completed on the banks of the Portneuf River in 1914. The original plan was for a U-shaped building. However, as the west wing was never completed, an L-shaped structure survives. The roofs are hip-and-ridge. The symmetrical facade is distinguished by dentils and paired sheet-metal modillions under the flared eaves, by flat-arched windows and outset brick quoins, and above all by a monumental, outset, pedimented two-tiered portico. The upper balcony is enclosed. The open porch below overlooks the river and is approached by a flight of steps on the east side. It is supported on pairs of columns, each pair consisting of one square and one Doric member; it is surrounded by a low wooden ballustrade with rectilinear elements.

The lobby to which the portico gives access is expansive and retains its original dark-stained woodwork and I-beamed ceiling. The building is structurally sound, but its roof system is inadequately supported at the eaves and in need of immediate attention.

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/HUMANITARIAN
1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES 1912-14

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Riverside Inn is architecturally significant as a fine example of early-20th-century colonial revival hotel architecture, the only such example in this small southeastern Idaho resort town. Along with the nearby Whitestone, a structure of comparable scale built in a Romanesque Revival style, and several modest brick hotels of no great stylistic pretension further from the river, the Riverside represents a flush of commercial development during the second decade of the century by a village bent on becoming a spa.

Lava Hot Springs is sited on the banks of the Portneuf River a few miles from Hudspeth's cutoff, a California Trail route. It grew into a small settlement by serving as a service center for nearby agricultural valleys, as well as an informal resort. The first quarter of the century saw extensive development of the hot mineral water emerging along the river there. Dempsey rancher William Godfrey was among the first entrepreneurs to take out commercial claims on the hot springs. He built the Riverside-- a grand hotel providing individual hot mineral baths in the basement-- between 1912 and 1914. By the mid-20's, his spa had been joined by a state-run natatorium and sanitorium just across the river. These public facilities represented an expenditure of over \$100,000.

Public hot baths and a state-run Olympic-size swimming pool are still in operation at Lava today. Tourism is a significant feature of the local economy; there is growing local interest in preservation of the historic architectural core. The Riverside, because of its premier position overlooking the Portneuf and its immediate need for physical attention, is a particular focus of restoration interest.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Historical Sketch of Riverside Hotel," prepared by Ruth Ann Olson & Rebecca Frandsen; on file at Idaho Historical Society, Boise, Idaho.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Lava Hot Springs

QUADRANGLE SCALE 7.5

UTM REFERENCES

A 1 2 4 1 7 3 5 0 4 7 1 8 8 9 0

ZONE EASTING

NORTHING

B

ZONE

EASTING

NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION This nomination consists of the Riverside Hotel at 112 Portneuf Avenue in Lava Hot Springs, Idaho, and the property on which it stands; the building & land are owned in 1979 by William M. Papanikolas and Donald Pace.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME/TITLE Patricia Wright, Architectural Historian

ORGANIZATION Idaho State Historical Society

DATE 26 June 1979

STREET & NUMBER 610 North Julia Davis Drive

TELEPHONE 384-2120

CITY OR TOWN Boise

STATE Idaho 83702

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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 Idaho State Preservation Officer

DATE 4 July 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Carol Shull
KEEPER OF THE NATIONAL REGISTER

DATE 8-29-79

ATTEST:

W. Ray Luce
CHIEF OF REGISTRATION

DATE 8/27/79



Riverside Inn
AUG 29 1979
Riverside Hotel
112 Portneuf Avenue
Lava Hot Springs,
Bannock County, Idaho

#1
JUL 10 1979

photographer: Patricia Wright

date: May 1979

Negative on file at Idaho Historical
Society, Boise, Idaho

Interior; lobby from southwest corner



418
Riverside Hotel
112 Portneuf Avenue
Lava Hot Springs,
Bannock County, Idaho

JUL 10 1979

photographer: Patricia Wright

date: May 1979

Negative on file at Idaho Historical
Society, Boise, Idaho

View from northeast



AUG 29 1979

JUL 10 1979

#3

Riverside Hotel
112 Portneuf Avenue
Lava Hot Springs,
Bannock County, Idaho

photographer: Patricia Wright

date: May 1979

Negative on file at Idaho Historical
Society, Boise, Idaho

Rear elevation, from south