

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page ____

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06000741

Date Listed: 8/31/2006

Warwas, Richard and Winnie, House

Power

ID

Property Name

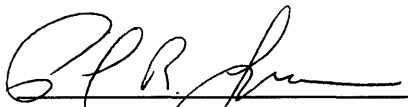
County

State

American Falls, Idaho, Relocated Townsite MPS

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

8/31/2006
Date of Action

=====
Amended Items in Nomination:

Significance:

Community Planning and Development is added as an Area of Significance.

Period of Significance:

The period of significance is revised to read: *1924-1925*.

[This reflects the date when the property was first offered for sale and the date of the final relocation to its new site; relocations did not commence until 1925 as per the MPS cover.]

These clarifications were confirmed with the ID SHPO office.

DISTRIBUTION:

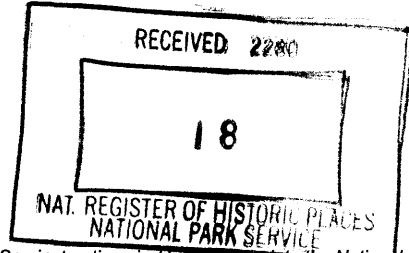
National Register property file

Nominating Authority (without nomination attachment)

1741

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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: Warwas, Richard and Winnie, House

other name/site number: IHSI #77-13749

2. Location

street & number 275 Polk Street [] not for publication

city or town American Falls [] vicinity

state IDAHO code ID county Power code 077 zip code 83211

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.)

Kenneth C. Reid 17 July 06
Signature of certifying official/Title Date
KENNETH C. REID, Ph. D., 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 the property is:

- 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 Keeper [Signature] Date of Action 8/31/2006

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public - local
- public - State
- public - Federal

Category of Property

(Check only one box)

- building
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

"N/A" if property is not part of a multiple property listing

American Falls, Idaho, Relocated Townsite

Number of contributing resources previously listed in the National Register (Enter listed in the National Register)

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DWELLING: single family

Current Functions

(Enter categories from instructions)

Dwelling: Single Family

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow/
Craftsman

Materials

(Enter categories from instructions)

foundation CONCRETE
walls WOOD/Weatherboard
WOOD/Shingle
roof ASPHALT
other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes 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.
- 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" in all the boxes 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 a 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)

POLITICS/GOVERNMENT

Period of Significance

1924

Significant Dates

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/builder

Unknown

Narrative Statement of Significance

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

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:

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Warwas, Richard and Winnie, House
Name of Property

Power County, Idaho
County and State

10. Geographical Data

Acreeage of Property 0.5 acres

UTM References

(Place additional UTM references on a continuation sheet).

1	<u>12</u>	<u>348418</u>	<u>4738000</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

[] See continuation sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dale M. Gray

organization Frontier Historical Consultants date August 31, 2005

street & number 24265 River Road telephone (208) 834-3061

city or town Grand View state Idaho zip code 83624

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 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

(Complete this item at the request of SHPO or FPO.)

name/title Mary Gutteri

street & number 275 Polk Street telephone

city or town American Falls state ID zip code 83530

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.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Name of Property Warwas, Richard and Winnie, House
County and State Power County, Idaho

7. Description

Narrative Description

The Warwas House is located at 275 Polk Street, American Falls, Idaho. The rectangular (27 x 39 foot), one-and-a-half-story, frame, single-family dwelling was built in the Craftsman Bungalow style. The building has a formed concrete basement topped with "Miracle-blocks," six-inch lap siding on the first floor and wood shingles on the second floor stub-wall. The asphalt-composite shingle-covered hipped roof has open eaves with exposed rafter tails. Hipped-roof dormers extend out of all four roof slopes. A brick chimney on the west side of the building rests on a concrete footing and rises through the west-side eaves and the west dormer eaves. Another brick chimney, converted for use with gas appliances, extends out of the main roof on the east slope near the ridge. At the rear of the building is a hipped-roof covered porch with lap-covered, closed balustrades and glazed sides. Wood stairs rise to the original rear door. The enclosed rear porch (5 x 8 feet) appears to have been added some time in the historic era after 1925.

The main entrance of the building is through the full-length, enclosed front porch (8 x 26 feet) that faces Polk Street to the south. The entrance is a screened one-lite, one-panel, wood door with exposed concrete stairs with a wrought-iron handrail. The doorway provides access to an enclosed, inset porch supported by three square pillars. The doorway is flanked by paired 1/1 fixed-sash windows. A bank of six 1/1 fixed-sash windows completes the south side. The west and east sides of the porch are enclosed with banks of four 1/1 windows consisting of a pair of double-hung sash windows flanked by 1/1 fixed-sash windows. The presence of screening over the middle pair of windows on both sides points to the windows' being used to provide air circulation on the porch. An historic photo from 1924, before the house was moved, shows the porch was open at that time. The front door and porch windows were added to the house after it was moved to its present location in 1924.

The east side of the building, facing Tyhee Avenue has two, hipped-roofed, bay windows with exposed eaves. The standard bay extends out one foot and has a single, 1/1 double-hung sash window. The canted bay near the northeast corner of the building also projects out one foot, but has angled side walls of sufficient length to allow a small 1/1 double-hung sash window in each side wall. The east-facing wall has a bank of three, 1/1 double-hung sash windows of the same dimensions as those in the side walls. The northeast canted bay is flanked on either side by two small 1/1 double-hung sash windows slightly larger than those in the bay. The east side also has an external basement stairway located immediately south of the northeast bay. It is protected by a nearly flat barrel-roofed hood supported by four square 4x4-inch wood posts set on top of cinderblock side-walls.

The rear of the building to the north has the aforementioned rear entry, a picture window and a larger 1/1 double-hung sash window. This side also has a bottom-hinged one-lite basement window located to the right of the enclosed front porch.

The west side of the building has a cottage window flanked by narrower, 1/1 windows. The brick chimney is flanked by two square, fixed-frame windows affixed high in the wall.

The north and south dormers contain paired 1/1 double-hung sash windows. The east side has two 1/1 double-hung sash windows flanking a small picture window. The west side has two 1/1 double-hung sash windows on the north end with the aforementioned brick chimney covering the dormer where a third window would have been set.

The house is set on a corner lot with a maintained white picket fence enclosing the front and side yards. The backyard has a high cinderblock fence. A short sidewalk connects the house to a small single-car garage that may have also been relocated as part of the Warwas House bid package.

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Section number 8 Page 1 Name of Property Warwas, Richard and Winnie, House
County and State Power County, Idaho

8. Statement of Significance

Narrative Statement of Significance

The Warwas House is eligible for listing in the National Register of Historic Places at the local level, under Criterion A, in the area of Politics/Government, for its association with a major federal government public works project. The property meets the evaluation and registration criteria outlined in Section F of the Multiple Property Documentation, *American Falls, Idaho, Relocated Townsite*. The house is significant as one of the properties that required relocation because of the construction of the American Falls Dam and creation of the reservoir that would permanently change the face of the southern Idaho town of American Falls.

The Warwas House is an archetypical example of an American Falls dwelling that was relocated by the Bureau of Reclamation from the Riverside Addition of the original American Falls to the Reclamation Addition. The dwelling was relocated as part of a large Federal project to relocate the town of American Falls into a designed community as a requirement of building the American Falls Dam. The majority of the town of American Falls was built below the subsequently designed waterline of the reservoir. Dwellings, sheds, businesses, churches and even large silos were relocated. This served the dual purpose of preserving the Idaho town and minimizing floating debris in the reservoir. The federal government bought the houses prior to relocation and then offered them back in a "salvage sale" first to their original owners, then to renters and then the general public. Depending on the quality of the building, dwellings would then be relocated to one of three neighborhoods on the east, south and west side of the new town square.

The Warwas House was built around 1914 on lots 41 and 42 of Block 27 of the Riverside Addition. The house was owned by Richard and Winnie Warwas, who lived in the dwelling with their two girls. Richard taught at the local high school. The Warwas family, originally from Chicago, moved to Pocatello in 1911 and then to American Falls in 1914. Winnie Warwas, died of complications following a surgery in 1921. In her September 9, 1921 obituary, she was praised for her "cultured beautiful house." Three years after his wife's death, Richard sold the house to the Bureau of Reclamation and relocated to California.

The Warwas House was advertised as one of the first houses to be sold in the salvage sale. On Thursday, April 3, 1924, the *American Falls Press* announced with a front-page headline that the first salvage sales would be made on Saturday, April 5. Below the headline was an advertisement for the Warwas House. It was described as:

Two story. Second Story, 4 rooms and bath; 4-piece plumbing. First story 3-rooms with pantry and 2 porches, 1-piece plumbing; fireplace and furnace, wired throughout, inside finish lath and plaster with stained fir varnished. Beamed ceiling in living room. Small shed. Sale price [sic] \$1710.00.

The reproduction cost of this house is estimated at \$4800. Allowing [sic] \$500 for depreciation, its present value would be about \$4,300. The estimate cost of moving, including basement and water and sewer connections, is \$1500. The improvements can be purchased for \$1710, leaving an estimated margin of \$1090 for profit.

The house was purchased by Grace Cronkite, who had it placed in Block 38, Lot 20 of the Reclamation Addition. This location corresponds to the present address of 275 Polk Street or the lot on the northwest corner of Polk Street and Tyhee Avenue. Grace, her mother and two brothers lived in the house together through 1926, when Grace married Glenn Barnard and the groom moved in with the Cronkite family. The Barnard family reestablished

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Section number 8 Page 2 **Name of Property** Warwas, Richard and Winnie, House
County and State Power County, Idaho

the house's reputation for hospitality, and opened the house for winter lodging for school children from the outlying Pleasant Valley district where Grace once taught school. The house was known for its surrounding rose gardens and grape vines. Following Glenn Barnard's death in 1969, Grace continued to live in the house until the mid-1980s, when the house was sold and used for a time as a rental. It was purchased by the current owner, Mary Guttieri, in 1992. It has been well-maintained and retains its grace and charm.

Significance

For approximately 10 years, the Warwas House sat in the American Falls Original Townsite before the construction of the new dam and reservoir necessitated its removal. Approximately 82 years ago, the Bureau of Reclamation advertised the house for salvage sale and, once sold, relocated the house to the new Reclamation Addition, platted for the specific purpose of providing lots for houses moved from the soon-to-be-inundated area. The Warwas House was one of the first to be moved by the Bureau of Reclamation and has retained its historic appearance for that period. The simple fact that this house exists where it does today embodies the optimism and determination of arid-climate farming and the ability of the federal government to envision and bring to fruition a project of such enormity and magnitude that it achieved the relocation of nearly an entire town.

Criterion Consideration B

The Warwas House has been removed from its original location, but as that removal is, in essence, the basis of its significance, it is not considered to negatively affect the property's NRHP eligibility.

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Section number 9 Page 1 **Name of Property** Warwas, Richard and Winnie, House
County and State Power County, Idaho

Bibliography

American Falls Press

- 1921 "Winnie Warwas." Obituary. *American Falls Press*. p. 4. September 9, 1921.
- 1924 "Warwas House, Included in Salvage Sale." *American Falls Press*. p. 1. April 3, 1924.
- 1930 "Frank Barnard." Obituary. *American Falls Press*. pp. 1 and 4. June 26, 1930.

Ancestry.com

- 2005 On-line census data on the Warwas and Barnard families.

Guttieri, Mary

- 2005 E-mail messages to Dale M. Gray August 12-13, 2005.

Power County Assessor's Office

- 2005 Property Records for 275 Polk Street.

Power County Press

- 1969 "Glen Barnard." Obituary. *Power County Press*. p. 1. May 15, 1969.
- 1992 "Grace Cronkite Barnard." Obituary. *Power County Press*. p. 4. April 16, 1992.

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County and State Power County, Idaho

10. Geographical Data

Verbal Boundary Description:

The Warwas House is located in American Falls, Idaho, at 275 Polk Street on the northwest corner of Polk Street and Tyhee Avenue. The lot is in the SW ¼, NE ¼, SE ¼, Section 29, Township 7 South, Range 31 East.

Boundary Justification

The nominated property includes the dwelling and city lot historically associated with the Warwas House after it's move to its current location.

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Section number Photos Page 1 Name of Property Warwas, Richard and Winnie, House
County and State Power County, Idaho

Photographs:

Warwas, Richard and Winnie, House
American Falls, Power County, Idaho

Photographer: Dale Gray

June 2005

Digital Photos: Electronic Image File CD submitted to NPS and on file at Idaho SHPO

Photo 1 of 4	Front & side of house	View looking northwest
Photo 2 of 4	Front & side of house	View looking northeast
Photo 3 of 4	Rear of house	View looking southwest
Photo 4 of 4	East side of house	View looking west

