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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: Davie, William, House

other name/site number: Harms House

2. Location

street & number 703 Hutchinson Avenue [] not for publication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. Eldred Signature of certifying official/Title
DEPUTY SHPO
Date 17 Feb 08

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): _____

Edward H. Beall Signature of Keeper
Date of Action 4.2.08

Davie, William, House
Name of Property

Power County, ID
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

- building
- district
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
_____	0	sites
_____	0	structures
_____	0	objects
2	0	Total

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

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

American Falls, Idaho, Relocated Townsite

0

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

Materials

(Enter categories from instructions)

foundation CONCRETE
walls BRICK

roof CONCRETE
other N/A

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 -

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1924-1925

Significant Dates

1925

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/builder

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:

Davie, William, House
Name of Property

Power County, ID
County and State

10. Geographical Data

Acreege of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet).

1	<u>12</u>	<u>3/4/8/3/5/7</u>	<u>4/7/3/7/9/7/4</u>	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing	Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>

[] See continuation sheet
(NAD 27)

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 July 30, 2007

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 Darren and Holly Manning

street & number 703 Hutchinson Avenue telephone (208) 226-5975

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 Davie, William, House
Location Power County, Idaho

7. Description

Narrative Description

The Davie House is located at 703 Hutchinson Avenue, American Falls, Idaho. The house is set on a corner lot on the south corner of Polk Street and Hutchinson Avenue. The rectangular (33 x 43 foot), one-and-a-half-story, single-family dwelling was built in the Craftsman Bungalow style. The house is of frame construction with a brick veneer laid in an American Bond without any header courses. The building has a full-width inset porch on the front and a small shed porch addition (3 x 12-foot) on the rear. The building sits on a formed concrete basement. The roof has exposed rafter tails. Brackets support verge boards that have been cut in a unique "rakish" angle that is a signature of many of the dwellings that were moved as part of the American Falls relocation. The side-gabled roof is sheathed in interlocking tile shingles. A large gable dormer extends out of the northwest (front) slope of the roof; it is clad in wood shingles. A small shed dormer with exposed rafter tails extends out of the southeast (back) slope of the roof. A brick chimney rises from the center ridge of the building. With the exception of the dormers and rear porch, all windows on the building date from 1925 when the building was relocated. The interior of the house has retained its original trim and woodwork.

The main entrance of the building is through the inset, full-width front porch that faces Hutchinson Avenue to the northwest. The porch has brick-covered closed rails and is supported by four square pillars set on a vertically-laid, brick plinth course. The porch is accessed by a set of concrete steps with low concrete sidewalls capped with concrete. The porch entrance is pair of aluminum screen doors that appear to date from the 1950s. The door way is flanked on either side by banks of four vertical screened windows with concrete sills. The northeast and southwest sides of the porch have pairs of vertical screened windows with concrete sills. The window arrangement appears to be original. Above the porch is the aforementioned gable dormer with exposed rafter tails and bracketed "rakish-cut" verge boards supported on the lower end by purlins and by a ridge beam. The dormer has a pair of modern aluminum 2/2-light fixed sash windows. Inside the porch on the northwest wall of the building is a 1925-era wood door. It is flanked by picture windows with transoms.

The northeast end of the building, facing Polk Street, has an original cottage window flanked by two narrow windows toward the front of the house and a single, 1/1, double-hung-sash window toward the rear. The second story has a pair of original 1/1, double-hung-sash windows and a small 1/1-light, double-hung sash window. The concrete foundation has two basement windows in window wells. The southeast side of the house, facing the alley, has a single original 1/1-light, double-hung-sash window; two 8-glass brick basement windows; and the aforementioned rear porch addition. The second-story shed dormer has a single aluminum 1x1-light sliding sash window. The southwest end of the building, facing the block interior, has the identical window configuration as the northeast side.

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Section number 7 Page 2 Name of Property Davie, William, House
Location Power County, Idaho

7. Description

Narrative Description (Continued)

A rear porch (3 x 11 feet) was constructed in 1925 after the house had been placed on the lot and was typical of the small porches added after the relocation. The current rear porch is either a replacement or has been remodeled. The rectangular frame structure has exposed rafter tails and an asphalt composite shingle covered shed roof. The addition appears to have originally served as a rear porch, but in 1970 internal remodeling incorporated the porch into the kitchen/dining area. The rear entrance is a modern 1-light metal door opening to a set of exposed concrete steps with a wooden hand rail. The double-pane window in the door has faux muntins to give the appearance of a 9-light window. To the side of the door is a pair of modern vinyl 1/1-light, double-hung sash windows with faux muntins to give the appearance of 6-light windows.

A short sidewalk connects the house to a double-car garage, measuring 20 x 24 feet. It is presumed that the garage dates from the same time period as the house since the 1927 Sanborn map shows a garage on the same location. The garage has a concrete slab foundation, 14-inch wood shingle lap siding, exposed rafter tails and an asphalt shingle covered side gable roof. A pair of wooden, roll-up garage doors are on the northeast side facing Polk Street. The northwest end, facing the house, has a 1-light wooden door and a pair of horizontal, fixed frame windows.

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Section number 8 Page 1 Name of Property Davie, William, House
Location Power County, Idaho

8. Statement of Significance

Narrative Statement of Significance

The William Davie House is eligible for the National Register of Historic Places under the Multiple Property Documentation: American Falls, Idaho, Relocated Townsite. The dwelling and garage were relocated to their current positions on the American Falls town square in June 1925, as part of the Reclamation Service project to relocate the town of American Falls to make way for the waters of American Falls Reservoir. As a moved structure that retains integrity, the property meets the criteria for an individually eligible property listed under the Multiple Property Nomination. The Period of Significance – 1924-1925 – represents the date when the appraisal process began for the relocation of the house and garage, and the date of the final relocation to their new site.

The William Davie 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 Subdivision. The dwelling was moved 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 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 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 moved to one of three neighborhoods on the east, south and west side of the new town square.

The house is believed to have been built between 1911 and 1918, probably for the Davie family. William M. Davie and his wife Mamie were married around 1894 and made their first home in El Paso, Colorado, where their first child Helen was born in 1895. The family moved to the American Falls area sometime after their youngest daughter Jennie was born around 1905. County records show that the Davie family sold its ranch located south of town to the Fall Creek Sheep Company in 1910. In January 1915, Davie established the Davie Grain and Fuel Company and built on a lot in downtown American Falls. Sometime between 1911 and 1918, they moved into the house on 5th Street (Block 10, Lots 14-16) in the Riverside Addition. The property contained two homes, one of which was the residence of son, Thomas Davie. In 1924, the two houses were appraised by the Bureau of Reclamation at \$2,500 and \$2,800. Mamie Davie also owned yet another house on the northwest corner of Third Street and Prairie Avenue (Block 19, lots 39-44).

The homes on the 5th Street property were listed in a Salvage Sale advertisement in the *American Falls Press*, on April 3, 1924. The house was listed as having “four rooms and a bath; front and rear porches, standard 5-piece plumbing, wired throughout; inside finish lath and plaster with stained fir (trim). Good garage. Sale Price \$635.00.”

The second house on the property was described as “1 ½ story, second story unfinished; first floor 5 rooms and bath; front and rear porches. 5-piece standard plumbing, wired throughout, inside finish lath and plaster with stained fir (trim). Small garage. Sale price \$440.”

As was Bureau of Reclamation policy, original owners were given first option to retain ownership of their homes. The Davie family chose to exercise this option on both of the houses on 5th Street, selling the original lot to the government. William and Mamie then bought a lot in the new town for \$330. His son, Thomas, bought a lot across the street a short distance to the southwest down Hutchinson. William Davie then arranged to have his house moved to 703 Hutchinson Avenue on the south corner of Hutchinson Avenue and Polk Street.

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Section number 8 Page 2 Name of Property Davie, William, House
Location Power County, Idaho

8. Statement of Significance

To prepare for moving, the brick was removed from the house. The Bureau photographed the house on May 27, 1925, showing the house without its brick walls but before being placed upon beams for moving. While the local newspaper reported the house to have been moved June 4, Bureau photographs show it up on beams in the old town on June 8 and en route to its new location later the same day. The photos reveal that the wood shingles of the house were slightly damaged along the right end verge board, probably from scraping against a tree. The unusual window placement of the right end is clearly visible in the historic photos. Once relocated, the brick walls of house were rebuilt, and a small porch was built onto the back of the house.

According to Power County Assessor records, William Davie gift-deeded the property at 703 Hutchinson to his daughters, Helen Davis Ferguson and Catherine Davis Morby. U. S. Census records show, however, that William Davie, his wife and three teachers were living in the house in 1930, with Davies' son, Thomas, living across the street. The family continued to reside on the corner of Polk and Hutchinson until the 1950s. On April 18, 1951, on the occasion of their 50th wedding anniversary, William and Mamie Davie gift-deeded the house to their daughters, Helen and Catherine, to have and to hold forever. Two years later, on May 16, 1953, the daughters, both then living in Spokane, sold the house to Dr. Frank Harms and his wife Lois.

Dr. Harms was well known in Power County. He started his career as a physician in nearby Aberdeen in 1940. In 1953, his family moved to the Hutchinson Avenue house when he moved his practice to American Falls. He was a charter member of the American Falls Rotary Club and his wife Lois was a charter member of the Hospital Auxiliary. Mrs. Harms also served as president of the Southeast Idaho Medical Association and the Idaho Medical Association. The family attended the First Mennonite Church in Aberdeen, which had long been the driving force in creating medical facilities in Power County. Dr. Harms was instrumental in building the new Power County Hospital in 1961. He retired in 1980 following a heart attack. During his 40 years of service in Power County, it is estimated that he delivered nearly 3,000 babies. Dr. Harms died of a heart attack on March 28, 1981. Following his death, the hospital was renamed "Harms Memorial Hospital".

Lois Harms received the house from her husband's estate on February 9, 1982, and continued to live there for four more years. She sold the house to Henry and Deborah Boomer on December 5, 1986. The Boomer family lived in the house for 11 years before selling to Steven and Linda White on September 30, 1997. The current owners, Darren and Holly Manning, purchased the home in 2003. The house now serves as a dwelling and day-care.

Site Integrity:

The house has excellent integrity. The building is nearly identical to historic photos showing it being moved to its current site in June, 1925, as part of the relocation of the town. The only changes to the structure are alterations to the 1925 addition's rear windows, which have modern replacements. The wood shingle roof, damaged during the move, has been replaced with roofing tiles. The house has also retained its association with a historic garage that was relocated to the site late in 1925 by the Reclamation Service. The garage is largely intact with modern garage doors replacing the historic doors. The house is in a neighborhood remarkably unchanged from when it was established in 1925. The house has retained high values of setting, materials, design, association, feeling, and workmanship. Although the building has been moved, its relocation from the flooded townsite to the Reclamation Addition is central to its significance.

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Location Power County, Idaho

8. Statement of Significance

Summary Statement of Significance:

The William Davie House is locally significant under National Register Criterion A in the areas of Politics/Government and Community Planning and Development, under the Multiple Property Documentation: American Falls, Idaho, Relocated Townsite. The dwelling and garage were relocated to their current positions on the American Falls town square in June 1925, and are representative of the major Federal public works project that resulted in the relocation of a substantial portion of the historic community of American Falls during the 1920s in preparation for the construction of the American Falls Dam and Reservoir. The wholesale relocation of structures such as these fundamentally changed the plan, look, and development patterns of the American Falls community in the period after 1924.

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Section number 9 Page 1 Name of Property Davie, William, House
Location Power County, Idaho

9. Bibliography

Manning, Holly

2007 Conversations with Dale M. Gray on the history of prior owners. March 28, 2007.

American Falls Press

1924 "Davie Houses, Included in Salvage Sale". p. 1. April 3, 192.

Ancestry.com

2005 On-line census data on the Harms and Davies families.

Power County Assessor Office

2007 Property Records for 703 Hutchinson Street.

Reclamation Bureau

1918 "American Falls Investigation – Topography at American Falls" Map of American Falls drawn August 18, 1918.

1925 American Falls town relocation assessment records. Miscellaneous records archived by Valerie Hoybjerg, Pocatello, Idaho.

1925 Photo archives of Davie House being moved.

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Location Power County, Idaho

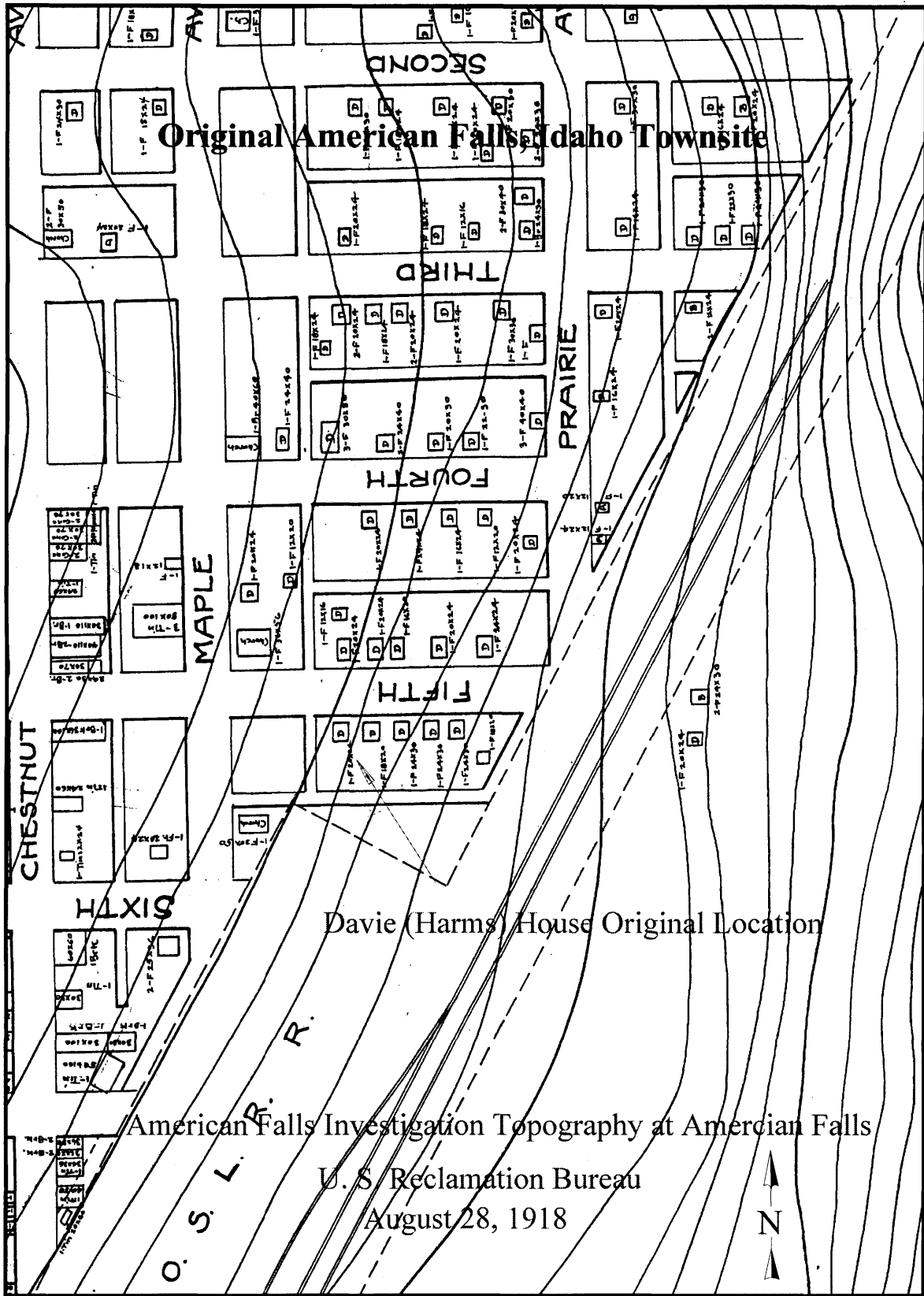
10. Geographical Data

Verbal Boundary Description:

The Davie House is located in American Falls, Idaho at 703 Hutchinson Street on the northwest corner of Hutchinson and Polk Street. Lot 18 of Block 39 is in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 29, Township 7 South, Range 31 East.

Boundary Justification

The boundary includes the city lot on which the house and garage sit and that is historically associated with the property.



Original location of Davie House when owned by William Davie on 1918 Reclamation Bureau Map.