

NPS Form 10-9000
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

**NATIONAL
REGISTER**

=====

1. Name of Property

=====

historic name: Ream, William and Nora, House

other name/site number: Arcadia Farm

=====

2. Location

=====

street & number: Dingle Road

not for publication: n/a

city/town: Dingle

vicinity: X

state: ID county: Bear Lake code: 007 zip code: 83233

=====

3. Classification

=====

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing
<u>2</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>2</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: n/a

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register Criteria. ☐ See continuation sheet.

Donald H. W. Watts 3/12/91
Signature of certifying official DEPUTY SHPO Date

IDAHO STATE HISTORICAL SOCIETY / SHPO
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register Antiquities Act 4/26/91
☐ 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): _____

for Signature of Keeper Date
of Action

6. Function or Use

Historic: domestic Sub: single dwelling
Current: vacant Sub: not in use

=====

7. Description

=====

Architectural Classification:

Queen AnneColonial Revival

Other Description: _____

Materials: foundation Stone: sandstone roof asphalt
walls Stone: sandstone other wood: shingle

Describe present and historic physical appearance. X See continuation sheet.

=====

8. Statement of Significance

=====

Certifying official has considered the significance of this property in relation to other properties: locally.Applicable National Register Criteria: A & CCriteria Considerations (Exceptions) : n/aAreas of Significance: architecture
exploration/settlementPeriod(s) of Significance: 1900-1940Significant Dates : 1900-1905Significant Person(s): n/aCultural Affiliation: n/aArchitect/Builder: n/a

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

X See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS): N/A

- _ 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 historic preservation office
☐ Other state agency
☐ Federal agency
☐ Local government
☐ University
☐ Other -- Specify Repository: _____

10. Geographical Data

Acreage of Property: 2.0 acres

UTM References: Zone Easting Northing Zone Easting Northing

A $\frac{12}{C}$ $\frac{478030}{4672080}$ B $\frac{\quad}{\quad}$
D $\frac{\quad}{\quad}$

See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

Boundary Justification: X See continuation sheet.

11. Form Prepared By

Name/Title: Jennifer Eastman Attebery, Architectural Historian,
Southeast Region

Organization: Idaho State Historical Society Date: 13 September 1990

Street & Number: 210 Main Street Telephone: (208) 334-3861

City or Town: Boise State: ID Zip: 83702

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

William and Nora Ream House

Page 1

=====

The William and Nora Ream house is a two and one-half story Queen Anne-Colonial Revival style house sited facing west on a section line road about one mile south of the center of Dingle. The building's complex massing consists of a central, hip-roofed, two and one-half story cube with two-story, gabled side wings that have wings of their own: one-story hipped ells extending to front and rear. Centered on the front exposure is a two and one-half story gabled bay, which emerges from the building's central block and is surrounded by a hip-roofed porch. Centered on the rear exposure is a one-story shed-roofed porch. The south wing of the building also has a one-story hip-roofed porch.

The central block, centered front bay, and balanced side wings of the Ream house create a bilaterally symmetrical facade and footprint that is violated only by the small south porch. However, on the interior this apparently symmetrical building has an asymmetrical plan. The offset plan was created by adding a rank of rooms to one side of an essentially Georgian house plan. The Georgian-plan section of the building, with its entry just south of the front bay, consists of a central hallway flanked on either side by two rooms, one behind the other. Rooms south of the hallway were used as a front bedroom and rear kitchen (with a small pump room sandwiched between them); rooms north of the hallway were used as a front parlor and a rear dining room. The hallway itself also has a large stairway providing access to the upper floors. The extra rank of rooms added to this symmetrical Georgian plan have a separate entry just north of the front bay. These rooms were used as a front sitting room/office, middle library, and rear master bedroom.

The first story of the Ream house is constructed of brick that is veneered with a rusticated pink sandstone that was quarried at Pine Springs, nearby to the east of the house, where the Reams had their "dry farm" (that is, unirrigated acreage). The sandstone blocks are rusticated ashlar, laid up in irregular courses. The upper floors are apparently wood frame construction with round and square-butt shingle siding. The roofing is asphalt shingle, which has been applied directly over the original wood shingles. There are four large sandstone chimneys, balanced either side of the wings. Windows are one-over-one light double-hung sash. The coursed stone foundation is visible in the partial basement, where there is also the remains of a well that furnished water to the house.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

William and Nora Ream House

Page 2

The house is a very late example of Queen Anne style in which Colonial Revival characteristics are equally evident. The Queen Anne is expressed in the building's complex massing and in its exterior surface materials--rusticated sandstone and shaped shingles. Colonial Revival is expressed in the building's overall symmetry and in a number of classical details. These include Doric columns supporting the porches, entablature-like window heads, pedimented gables, and enclosed eaves finished with molding strips (on the first story) and denticulations (on the second story). In the gable space of the front bay, the house once had a semi-circular window, which was replaced in about 1947 with a pair of double-hung sash windows.

Classical details also appear throughout the interior of the house, which is remarkably intact. The original floor plan is extant and numerous details are intact and visible: tongue and groove flooring, lathe and plaster walls and ceiling, panel doors and their transoms, pocket doors, entablature-like door and window moldings, and radiators. Fireplaces in the office and the dining room are also extant, including classical hardwood mantels and ceramic floor tiles. On the second floor, a long hallway runs north-south with four bedrooms either side of it and one large bedroom at the south end. Woodwork on this floor is plainer millwork with concentric circles at the upper corners of window and doorway moldings. Second-floor doors are panel and have transoms. The property also includes a small frame outhouse dating from the period of significance. (With the exception of the pump room next to the kitchen, the house does not have plumbing.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

William and Nora Ream House

Page 1

=====

The William and Nora Ream house is architecturally significant as an especially elaborate and exceptionally intact example of the Queen Anne-Colonial Revival style house of southeast Idaho. The house is historically significant for its association with the white settlement of the Dingle area of Bear Lake County.

Studies of southeast Idaho architecture have turned up a close link between the architecture of this mostly-Mormon region and that of Utah, immediately to the south. The links include, for example, a preference for Prairie, Art Deco, and Art Moderne styles in the twentieth century. In the houses of turn-of-the-century southeast Idaho the link with Utah architecture can be seen in the way in which Queen Anne and Colonial Revival forms are combined to create tightly symmetrical houses with house plans derived from folk or popular tradition. In these houses the exuberant Queen Anne esthetic is subsumed within a balanced facade and classical forms such as pedimented gables. Native stone is a popular building material for these houses. The Ream house is an excellent example of this regionalization of style, and it is remarkable, too, for its high degree of integrity and its large scale. The house is certainly the largest and most elaborate example of Queen Anne/Colonial Revival yet surveyed in Bear Lake Valley. Its sandstone veneer offers an excellent example of the use of native sandstone, which is rare in Idaho outside of the Boise area. The Dingle sandstone was quarried at Pine Springs, thirteen miles from the house site. The stone was moved from the quarry to Bear River during the summer and then sledged along the frozen river during the winter to Dingle, where it was loaded on wagons and taken to the house site for final dressing.

The Ream house is significant, too, for its association with a family instrumental in the early settlement of the Dingle area of Bear Lake Valley. Permanent white settlement in Bear Lake Valley began in 1863, when Mormon settlers from Utah and Franklin, Idaho, established the village of Paris. From that node of settlement, numerous surrounding villages grew up. It was not until the 1870's that settlement began on the east side of the valley near Dingle Swamp. In 1871 Thomas Rich and William Lee claimed land at Dingle. By 1875 the Mormon church had a branch there, and by 1886 Dingle had 300 people. Railroad construction in 1882 by the Oregon Short Line Railroad through Montpelier, ten miles away, created greater access to markets for the farmers and ranchers at Dingle, but it also created a split community by bringing many non-Mormons into the area. During the 1890's Dingle lost people through the general exodus of Mormons out of Utah and Idaho to settlements that were being established in southern Canada. For a brief

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 William and Nora Ream House Page 2

time between about 1900 and 1905, Dingle had a railroad depot on the Oregon Short Line. For the most part, though, the settlement has remained a small village of farmers and ranchers dependant upon nearby Montpelier for shopping and access to transportation and agricultural markets.

William Devine Ream (1859-1939), a salesman from Iowa, was one of the non-Mormon newcomers to Bear Lake Valley who immigrated with construction of the Oregon Short Line. By 1883 Ream had located a ranch that he called Dingle Dell Ranch about a mile south of the center of Dingle. While struggling to make the venture productive, Ream taught school and worked as a book and tree salesman throughout southeast Idaho and northern Utah. Ream's acquaintance with Nora Crockett of Logan, Utah, dates from 1883, when he began writing her a series of love letters that also document his attempt to build up a ranch at Dingle. Nora and William were married in 1885, and she joined him at Dingle, where they raised ten children and made such a success of Dingle Dell Ranch that they were able to move from their three-room log house to a large new stone home constructed by the family over the period of 1900-1905 at a cost of \$3500. The new house became "Arcadia Farm," and it was featured in a photograph on Arcadia Farm stationery, which also listed W.D. Ream and his eight sons as proprietor and staff. The Reams continued a diverse operation at Arcadia Farm that included raising stock, growing grain and hay, and taking orders for farm machinery and supplies such as wire fencing. The family participated in the business by homesteading parcels of land to increase the size of the ranch. All of the sons and one of the daughters homesteaded. The Ream house's location on the edge of Dingle was a typical pattern for Mormon ranchers and farmers, who generally lived in or near a town in order to participate in town organizations, especially Mormon church functions. (According to their descendants, Nora Crockett Ream was Mormon, while William Ream remained non-Mormon, although his letters to Nora suggest that he studied the Book of Mormon early in their relationship and was critical of its teachings.)

The Reams' fortunes during the 1880's and 1890's reflect the general history of Utah and southeast Idaho agriculture during this period. Dingle specifically, and Bear Lake Valley generally, were on the northern periphery of an area in which a largely-Mormon, Utah cattle and sheep industry flourished during the 1860's and 1870's in relative isolation from the California and Texas cattle traditions. By 1880, when the Texas cattle industry finally penetrated the Utah area, Utah ranchers had become so successful that they were exporting cattle and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

William and Nora Ream House

Page 3

=====

sheep to surrounding areas in Colorado and Nevada. The glut of cattle and sheep, coupled with a slow national economy, made the Reams' attempt to establish a ranch during the 1880's a difficult one. Their eventual success was linked to access to national markets through the new railroad lines, and it can also be credited to their willingness to diversify, to take on teaching positions during the winters, and to homestead additional acreage.

While the Ream family's ranching experience was simply representative of regional trends, the family was exceptionally progressive within the local community of Dingle. William and Nora's love letters include discussions of the books that they were reading. William was one of the Dingle schools' first teachers; Nora taught school in Utah and Idaho before and after their marriage; and several of their children also taught in local schools. The importance that the family placed upon education can be seen in the wing of the house where the Reams built a library with walls lined with bookshelves. All of the Ream children attended college. One of the daughters and two of the sons became medical doctors. Two of the children became engineers; two, ranchers and farmers; two, teachers; and one died from influenza contracted while serving in the army during World War I.

William and Nora Ream managed Arcadia Farm until William's death in 1939. Between 1940 and 1945 Rodney Ream and his family lived in the house. Since that time the house has been vacant with the exception of several summers in the 1950's when grandchildren lived there while working on their uncles' ranches. The house is now owned by the Ream Family Association and managed by its president, Lee Allen.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 William and Nora Ream House Page 1

Attebery, Jennifer Eastman. Building Idaho: An Architectural History.
Moscow, Idaho: University of Idaho Press, 1990. Pp. 64-65.

Bear Lake County records, on file at Bear Lake County Courthouse,
Paris, Idaho.

Conversation with Allen Ream and Lee Allen, 8 August 1990, Dingle, Idaho.

Correspondence with Lee Allen, 13 August 1990.

"Dear Friend Nora," extracts from the Ream-Crocket family papers
printed for the Ream Reunion, 11-13 August 1989, personal
collection of Lee Allen, Provo, Utah.

Peterson, Charles S. "Grazing in Utah: A Historical Perspective."
Utah Historical Quarterly 57, no. 4 (fall 1987): 300-19.

Ream, William D., to L. E. Ream, 28 November 1914. Letter on Arcadia
Farm stationery, on file in personal collection of Lee Allen,
Provo, Utah.

Reitzes, Lisa B. Paris; a look at Idaho Architecture. Boise, Idaho:
Idaho State Historic Preservation Office, 1981. Pp. 13-16, 57-65.

Scott, Donna Hopkins, ed. The Crockett Family of Maine. Provo,
Utah: Brigham Young University Press, 1968. Pp. 32-33.

Wilde, J. Patrick. Treasured Tidbits of Time. Montpelier, Idaho:
J.P. Wilde, 1977. Pp. 15-16.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10

William and Nora Ream House

Page 1

=====

VERBAL BOUNDARY DESCRIPTION

The nomination includes the William and Nora Ream house and the property on which it sits, commencing at the northwest corner of the southwest quarter of section 13, township 14 south, range 44 east, Boise Meridian, thence east 8 rods, thence south 45 rods to the true point of beginning, and running thence east 17 and 3/4 rods, thence south 18 rods, thence west 17 and 3/4 rods, and thence north 18 rods to the point of beginning.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10

William and Nora Ream House

Page 2

BOUNDARY JUSTIFICATION

The boundary for the nomination includes that portion of the William and Nora Ream ranch that remains in possession of the Ream Family Association and is based upon current land ownership as described in deeds on file at Bear Lake County Courthouse.



1. Ream, William and Nora, house
2. Dingle, Idaho
3. Jennifer Attebery
4. August 8, 1990
5. Idaho State Historical Society,
Boise, Idaho
6. view from the south



1. Ream, William & Nora, House
2. Dingle, Idaho
3. Jennifer Attebury
4. August 8, 1990
5. Idaho State Historical Society,
Boise, Idaho
6. view from the southeast