

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received AUG 28 1984

date entered SEP 27 1984

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

1. Name

historic Thomas E. Cavin House

and/or common

2. Location

street & number 150 Park Ave. \_\_\_\_\_ not for publication

city, town Council Bluffs \_\_\_\_\_ vicinity of

state Iowa code 019 county Pottawattamie code 155

3. Classification

| Category  | Ownership                                   | Status  | Present Use   |
|---|---|---|---|
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> occupied        | <input type="checkbox"/> agriculture                  |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied                 | <input type="checkbox"/> commercial                   |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> work in progress           | <input type="checkbox"/> educational                  |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment                |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government                   |
|   | <input type="checkbox"/> being considered   | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial                   |
|   | N/A   | <input type="checkbox"/> no                         | <input type="checkbox"/> military                     |
|   |   |   | <input type="checkbox"/> museum                       |
|   |   |   | <input type="checkbox"/> park                         |
|   |   |   | <input checked="" type="checkbox"/> private residence |
|   |   |   | <input type="checkbox"/> religious                    |
|   |   |   | <input type="checkbox"/> scientific                   |
|   |   |   | <input type="checkbox"/> transportation               |
|   |   |   | <input type="checkbox"/> other:                       |

4. Owner of Property

name Barker and Penisten, Partners (c/o Stephen M. Barker)

street & number 500 Glen Ave.

city, town Council Bluffs \_\_\_\_\_ vicinity of state Iowa 51501

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Pottawattamie County Courthouse

city, town Council Bluffs \_\_\_\_\_ vicinity of state Iowa 51501

6. Representation in Existing Surveys

title Jennings, Gottfried, Cheek & Associates has this property been determined eligible?  yes  no

date Summer 1983 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Iowa SHPO

city, town Des Moines \_\_\_\_\_ vicinity of state Iowa 50319

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## 7. Description

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|  |                                       |   |   |            |
|--|---------------------------------------|---|---|------------|
| <b>Condition</b>                         |                                       | <b>Check one</b>                              | <b>Check one</b>                                  |            |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |            |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input type="checkbox"/> altered              | <input type="checkbox"/> moved                    | date _____ |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |            |

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### Describe the present and original (if known) physical appearance

The Thomas E. Cavin House (1887) is a good example of 19th Century eclectic combination of Queen Anne, Gothic and Neo-colonial architectural elements. It is an unusual brick example of a house of this type.

The basically cruciform plan (50' by 34') includes a number of unusual sub-elements. On the main facade, a broad 45 degree turned square cut bay projects from the southeast corner of the front pavilion. The corner of the house bisects the bay hipped roof into two equal sized triangular side roofs. A broad combination stone heading and frieze dominates the top of this bay. A chamfered bay with matching hipped roof and decorative treatment is centered on the south side wall. An elevated well preserved single story corner porch fills in the southwest corner behind the side wing which includes that bay. On the west side, a matching side wing has rounded corners on the first floor, formed by two quarter-corner turrets with conical roofs. The easternmost houses a coffin corner turn at the interior stair landing. The stark elevation of the rear of the house is noteworthy. In the rear, the basement wall is fully exposed by the drop of the ground level.

The irregular fenestration is a key characteristic of this house. The front porch area, alongside the gabled (left hand side) pavilion has an entryway with side lights and transom (six vertical lights). A tall narrow sash is to the right. On the second floor above a large centered gothic window (partially filled in at the top) has a rectangular side window both of which are capped with a thick bracketted stone heading and are underscored by a stone sill. A standard gently rounded heading with side brackets caps the remaining front and side windows. The rear windows have plain stone lintels cut to resemble jack arches. A mixture of window sizes is found on the north and south faces. Stone belt courses at the base of these headings cross the front pavilion on each floor level and on each side wing on the second floor level. A stone belt course traces the water table on each side wall. A window pair share a double heading on the same level of each side wing. The front gable face is trimmed with vertical and diagonal boards set in herringbone fashion. Bargeboard trims the gable face. An eyebrow dormer is located on the front roof face, a hipped roof dormer on the rear. The roof itself combines flat deck and hip with two side hip roofs. The rear roof is also hipped with a slightly lower roof ridge line yet with an identical eaves line.

The original interior plan survives with two major exceptions. Conversion into apartments in 1961 altered the front parlor for use as a bedroom with the addition of a bath where originally a double door connected entryway and parlor. The rear stairs were removed to allow space for a second kitchen. The second floor is unchanged save for the addition of a kitchen and a second bath. The stairs lead to the attic. The ten foot high attic area houses furnaces for the apartments, has a single central chimney passing through it, and consists of a single open space. The basement consists of four rooms, the rearmost of which has a lower floor level than the rest. Load bearing interior brick walls are 18" thick at the water table level.

The house originally occupied a single lot on the west side of an unusually long north south running block, located just south of the central business district. There is no indication that outbuildings ever stood on the lot. The rear basement area appears to have served as a stable or garage. Park Street ascends as it runs south. In 1912 the city added six foot wide sidewalks (without owner assessment) to

## 8. Significance

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

**Specific dates** 1887

**Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Thomas E. Cavin House (1887) is a good example of a 19th Century eclectic combination of Queen Anne, Gothic and Neo-Colonial architectural elements. It is an unusual brick example of a house of this type.

Thomas E. Cavin ( ? -1911), the first owner of 150 Park Avenue, first located in Council Bluffs in 1865. He was a dry goods firm clerk initially, and spent the years 1874-8 managing a branch store in Logan Iowa. He finally had his own firm in partnership with Ira Scholfied beginning in 1878. In 1888 he had a new partnership, Cavin and Brackett, and a firm which sold books, stationary and toys.

The lot where 150 Park Ave. was built was first sold in 1879 as a single parcel. Emma L. Cavin, wife of Thomas Cavin, bought it in 1882. In 1887 a mortgage for \$2,500 apparently funded the construction of the house. Cavin's new store at 238 W. Broadway was only a few blocks distant. The 1889 city directory listed the Cavin family at 150 Park Ave. Thomas Cavin died in 1911 and had resided at this house since its construction. The family remained here until 1919. Thomas Cavin's father in law, Homer H. Field, a local justice of the peace, was after 1895 also a part of the household.

The construction of this house took place during a period of rapid urban growth in Council Bluffs. Local brick yards operated full time to meet local needs. The architect is not known. There is no known historical view of the original house.

The 1934 fire underscored the lack of adequate pressure on Park Ave. Within a week a high pressure line was laid. Dr. John Stageman had owned the house since 1919 and was still its owner at the time of the fire. Newspaper accounts exaggerated the damage, but it is certain that the entire roof was lost. Stageman was renting rooms to four teachers at the time. Formal conversion for apartments followed at an undetermined time.

# 9. Major Bibliographical References

Refer to Continuation Sheet 9-2+

# 10. Geographical Data

Acreeage of nominated property ~~less than one acre~~

Quadrangle name Council Bluffs North, IA-NEBR.

Quadrangle scale 1/24,000

### UTM References

|   |              |                          |                            |
|---|--------------|--------------------------|----------------------------|
| A | <u>1 1 5</u> | <u>2 6 1 1 7 1 2 1 0</u> | <u>4 1 5 7 1 1 3 1 2 0</u> |
|   | Zone         | Easting                  | Northing                   |

|   |           |           |           |
|---|-----------|-----------|-----------|
| B | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

|   |           |           |           |
|---|-----------|-----------|-----------|
| C | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

|   |           |           |           |
|---|-----------|-----------|-----------|
| D | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

|   |           |           |           |
|---|-----------|-----------|-----------|
| E | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

|   |           |           |           |
|---|-----------|-----------|-----------|
| F | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

|   |           |           |           |
|---|-----------|-----------|-----------|
| G | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

|   |           |           |           |
|---|-----------|-----------|-----------|
| H | <u>  </u> | <u>  </u> | <u>  </u> |
|   | Zone      | Easting   | Northing  |

**Verbal boundary description and justification** Lot 1 Audctir's Subdivision of Original Plat Lot 159 and Lot 23, Purple's Subdivision, Council Bluffs, Iowa except for following tract: Commencing at the Westerly corner of said Lot 1 and running North 59° 20' East 55.2 feet, thence SW parallel to Park Ave. to SE line of said Lot 1, thence SW along said line 44.8 feet to the Southerly corner of said Lot 1, thence North 44° West 53 feet to place of beginning.

List all states and counties for properties overlapping state or county boundaries

| state | N/A | code | county | code |
|-------|-----|------|--------|------|
|       |     |      |        |      |
| state |     | code | county | code |
|       |     |      |        |      |

# 11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa SHPO date August 22, 1984

street & number E. 12th & Grand Ave. telephone 515-281-4137

city or town Des Moines state Iowa 50319

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  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 Alvin D. Anderson

title Executive Director Iowa State Historical Department date 23 August 1984

For NPS use only

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

Joyce M. Sammons date 9-27-84  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Continuation sheet Physical Description

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facilitate the strollers who walked south to Fairmont Park where they could view the Missouri River Valley. From the rear of the second story of this house one can view an area of several blocks to the west. Park Street is brick paved and along with Glen Avenue follows a valley between two wooded ridges. The narrow lot of 150 Park allowed little if any side yard. It is one of three brick houses on its side of the block.

Alterations have included repairs following a 1934 roof fire (see below), the loss of original front porch turned columns and their replacement with metal supports, the apparent bricking in of one first floor north bay window (because this work was done with two horizontal bands of checkerboard brickwork, it is possibly original to the plan), the loss of three stained glass windows including the front picture window transom, and the loss of a wrap-around portion of the rear porch. The 24 March 1934 fire in the attic area damaged this and three other nearby homes. The structural roof was lost, but was replaced without alteration of plan. Interior changes included the removal of the rear chimney and rear stairs, exterior changes included the rebuilding of the rear roof as a flat roof rather than as a gabled roof, and the resurfacing of the front gable with herringbone stickwork in lieu of the original gingerbread. The front eyebrow window was rebuilt. Inside the house on the second floor there was only ceiling damage. The woodwork remains intact.

Notable interior features include the hardwood floors, and the majority of the original woodwork. Ceilings on the first floor are nine and a half feet high. Doorway transoms are still in place.

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