

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

2/7/83

date entered

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

**1. Name**

historic Bear Spring House, Guardhouse, and Spring

and/or common Knappe Ranch

**2. Location**

street & number south of Bowie off Apache Pass Rd.

N/A not for publication

city, town Bowie

N/A vicinity of

state Arizona

code 04

county Cochise

code 003

**3. Classification**

**Category**

district

building(s)

structure

site

object

**Ownership**

public

private

both

**Public Acquisition**

in process

N/A 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 Kenneth M. and Anne F. Cooper

street & number Bear Spring Ranch - Box 425

city, town Bowie

N/A vicinity of

state Arizona 85605

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder's Office

street & number Cochise County Courthouse

city, town Bisbee

state Arizona 85603

**6. Representation in Existing Surveys**

title N/A

has this property been determined eligible?  yes  no

date

N/A federal  state  county  local

depository for survey records N/A

city, town

state

## 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

#### SITE LOCATION AND ENVIRONMENTAL CONTEXT

Located adjacent to the Fort Bowie National Historic Site, Bear Spring Ranch is nestled in a remote high-desert location in the rugged northern foothills of the Chiricahua mountains of southeastern Arizona. This sparsely settled region of rolling, arid terrain has an average elevation of 5,000 feet and is utilized primarily for cattle ranching. The setting has changed little from the time when the area was the range of the Chiricahua Apaches.

The main structure was built in 1894 after the fort was abandoned and is a two-story adobe residence with a prominent gambrel roof and four dormer windows. This building incorporated an existing adobe bunker constructed by the military and is mostly comprised of materials and elements salvaged from abandoned buildings at Fort Bowie. Located approximately 500 feet to the southwest is a small gable roofed, stone and adobe guardhouse which sits adjacent to a stone lined reservoir and spring. Like the adobe bunker, the guardhouse, spring, and reservoir are contemporaneous with the Fort. Water was pumped from the reservoir to the army post by an hydraulic ram system, portions of which remain. The structures blend easily into the landscape, and the complex conveys strong environmental, historic, and architectural integrity.

#### PHYSICAL RELATIONSHIP OF SITE AND STRUCTURES

The main residence faces east and is built into the west slope of a small canyon which runs in a north-south direction. Two stepped terraces with stone retaining walls run to the south of the house; a single terrace extends north. The west (rear) of the house is partially below grade.

Approximately 500 feet to the south is the guardhouse, also facing east, the spring, and stone lined reservoir. The remnants of an hydraulic water ram are scattered between the guardhouse and the spring with approximately 40 feet of pipe in situ.

A 1930's wood-frame, shed-roofed barn is situated further to the east, midway between the two original structures. The barn is of little architectural consequence and does not contribute to the significance of the complex.

#### BEAR SPRING RESIDENCE

The Bear Spring residence was built in two stages. The present structure, built in 1894, is a plastered, two-story adobe building, the upper story consisting of a clipped gambrel roof sheathed with wood shingles. Three gable dormers project from the front (east) roof slope, and there is a single dormer centered on the west (rear) slope. The roof is framed with sawn 2x4 rafters and longitudinally sawn stringers with the bark remaining. Square nails are found throughout. Tin flashing on all ridges and valleys is also intact.

The dormers were taken intact from the Commanding Officer's residence at Fort Bowie. The gambrel roof form and dormers give the house an Anglo-Territorial architectural character.

The house measures 33'x42' and is built on a raised foundation of rubble stone. The main bearing walls are 20" thick adobe with a stucco finish.

Surviving original windows in the main house have narrow 2/2 double-hung sash. Doors are four panel with simple iron and porcelain hardware.

(See Continuation Sheet)

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Inventory—Nomination Form**

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2/1/83

date entered

Continuation sheet

Item number 7

Page 1

The main block intersects with the bunker at the SW corner. The bunker is a small (14'x14') adobe structure built partially below grade. This was one of a series of identical outposts constructed around the fort for defensive purposes. Stone retaining walls serve as a foundation for the upper adobe walls. The walls are surmounted by a timber-framed plank roof overlain by a six-inch dirt layer. Small vertical window openings (with deep interior reveals) resembling rifle ports are cut into the north and south walls. Later construction of the main residence incorporated this "bunker" as an ell. The doorway of the bunker presently opens onto the south veranda of the house. The bunker's parapet walls were removed to accommodate a frame hip roof which became integral with the veranda roof.

The interior displays a simple floor plan with the main entry being through paired French doors beneath the west veranda. At the east end of the main living space is a fireplace bordered by colored Mexican ceramic tiles installed in 1928. Two-inch, tongue-and-groove oak boards imported from a Louisiana lumber mill were used for flooring on the first floor. Six-inch pine boards on exposed joists serve as the ceiling and attic floor.

Alterations to the main house include removal of the east veranda, frame infill with metal casement windows in the south veranda, and metal casement infill of the west veranda. A brick fireplace and chimney were constructed in the center of the north facade in 1928. The wooden sash window in the central dormer on the north facade was also replaced by steel casement sash.

Despite these minor modifications, the property retains a high level of architectural integrity.

BEAR SPRING GUARDHOUSE

Located adjacent to the spring and reservoir, the Bear Spring guardhouse is a simple stone, adobe, and frame structure of modest proportions. A stone foundation supports walls constructed of stone and adobe which are surmounted by a lightly framed, wood-shingled gable roof. Three sides are below grade to the top of the stone retaining walls. The east wall, facing the spring, is above grade and has a plank door for access. Both the north and south walls have small openings with wooden sash windows.

Due to the deteriorating condition of the guardhouse, the present owners partially rebuilt the structure in 1981. The roof was reconstructed using as much of the original material as possible and incorporating square nails and hand-split shingles as per the original. The rock and adobe walls were repaired with similar materials, and local flagstone was placed on the earth floor. The reuse of original materials and respect for the overall form successfully preserved the building's physical integrity and recaptures its original appearance.

BEAR SPRING RESERVOIR AND PIPELINE

Bear Spring continues to manifest itself today as it did during the active life of the fort. Water flows consistently from an underground aquifer and is retained in the stone lined reservoir. The reservoir, measuring approximately 20'x20', remains as constructed by the military in the 1870's; however, excess water is now allowed to run off.

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**National Register of Historic Places  
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date entered

Continuation sheet

Item number 7

Page 2

The only portion of the original hydraulic ram pumping system to remain in situ is a 40' length of 4" diameter iron pipe which extends from the reservoir past the guardhouse. Portions of the system are strewn on the ground in the vicinity of the spring.

Despite the fact that only a vestige of the pumping system is extant, the guardhouse, spring, and reservoir are elements integral to the history of the Bear Spring site and make a strong contribution to the historic integrity of the complex.

BOUNDARY JUSTIFICATION

The boundaries of this nomination have been drawn to encompass all of the significant natural and man-made elements included within the present boundaries of the 1500+ acre Bear Spring Ranch.

# 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 checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** c. 1874, 1894      **Builder/Architect** United States Government/James Dickson

**Statement of Significance (in one paragraph)**

SUMMARY

The Bear Spring complex is significant for its unique historic and architectural qualities. The Bear Spring guardhouse, spring, and reservoir are historically significant for their association with Fort Bowie, established as a National Historic Site on August 30, 1964. The Bear Spring site was developed in 1874 as the water supply for Fort Bowie, one of a string of military installations constructed in the Arizona Territory during the United States Government's campaign against the Chiricahua Apaches in the latter half of the nineteenth century. Additionally, the Bear Spring main house is of architectural significance as a rare type of vernacular nineteenth century residence in Arizona. The house was constructed largely from materials and elements salvaged from buildings at Fort Bowie when the post was officially abandoned in 1894. The house also incorporates an original "bunker" with rifle-port windows constructed as a defensive structure on the road to the fort.

HISTORICAL DEVELOPMENT

Fort Bowie was constructed adjacent to Apache Pass in the northern foothills of the Chiricahua mountains. The deep gorge of Apache Pass is approximately four miles long and has a long history of use. Because of the ease of physical passage and the existence of a spring within the pass, the gorge was a major link in one of the most traveled routes into or across southern Arizona.

Documentary evidence indicates that the Spanish explorers, Cabeza de Vaca, Castillo Dorantes, and Estevan entered present day Arizona near Steins Peak, traversed the San Simon Valley, and crossed through the pass in late 1535 or early 1536.

Later, this same corridor became part of the traditional home of the Chiricahua Apaches. When the area became a target for Anglo exploration and settlement, White-Indian relations rapidly degenerated, and the topographic characteristics of the pass rendered passage through it dangerous.

The Butterfield Overland Mail Stage Line established a station in the pass in 1857. Because of continued Apache depredations, the president of the line asked for the establishment of an Army post in the pass. The United States government agreed, but before the post was established, the Battle of Apache Pass took place. This was one of the largest scale engagements between Apaches and Federal troops and underscored the need for a defensive facility in the view of the Army command and Anglo settlers.

Fort Bowie was officially established on July 28, 1862 and served as the focal point of military operations against the Chiricahuas. Apache social organization was centered around the "band", and two individual leaders, Geronimo and Cochise, are known worldwide for their exploits during this period.

The fort, as constructed, consisted of the Commanding Officer's Quarters, barracks for infantry and cavalry, a hospital, schoolhouse, store, guardhouse, magazine, and corrals. It was strategically sited near two sources of water: Apache Spring and Bear Spring.

(See Continuation Sheet)

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property 4.5

Quadrangle name Bowie Mtn. North, Arizona

Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>1</u> <u>2</u>	<u>6</u> <u>4</u> <u>8</u> <u>5</u> <u>1</u> <u>1</u> <u>0</u>	<u>3</u> <u>5</u> <u>5</u> <u>1</u> <u>6</u> <u>8</u> <u>1</u> <u>6</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>1</u> <u>2</u>	<u>6</u> <u>4</u> <u>8</u> <u>5</u> <u>1</u> <u>1</u> <u>0</u>	<u>3</u> <u>5</u> <u>5</u> <u>1</u> <u>6</u> <u>7</u> <u>1</u> <u>0</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>1</u> <u>2</u>	<u>6</u> <u>4</u> <u>8</u> <u>4</u> <u>1</u> <u>1</u> <u>0</u>	<u>3</u> <u>5</u> <u>5</u> <u>1</u> <u>6</u> <u>7</u> <u>0</u> <u>1</u> <u>0</u>
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D	<u>1</u> <u>1</u> <u>2</u>	<u>6</u> <u>4</u> <u>8</u> <u>4</u> <u>1</u> <u>1</u> <u>0</u>	<u>3</u> <u>5</u> <u>5</u> <u>1</u> <u>6</u> <u>8</u> <u>1</u> <u>6</u> <u>1</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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**Verbal boundary description and justification** The boundary of the Bear Spring nomination is shown as the red line on the accompanying map entitled "Bear Spring House, Guardhouse, and Spring" and drawn to a scale of 1,000 ft. to the inch. Boundary lines are drawn 100 feet, 300 feet, 200 feet, and 100 feet of the north, south, east, and west corners of the main house, respectively. This area is a rectangle which encompasses all of the resources included in this nomination.

state	code	county	code
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N/A			
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# 11. Form Prepared By

name/title Kenneth M. and Anne F. Cooper, Owners / Edited by SHPO staff

organization Bear Spring Ranch date November 1982/January 1983

street & number Box 425 telephone (602) 847-2249

city or town Bowie state Arizona 85605

# 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 *Michael Thomas*

title Alternate SHPO date 31 JAN 83

For NPS use only

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

*Linda McClelland* date 3/18/83  
Keeper of the National Register

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

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

2/7/83

date entered

Continuation sheet

Item number 8

Page 1

Originally, all of the water came from Apache Spring, but by 1874 this source was unable to meet the demands of the troops, their families and livestock. Bear Spring, located about one mile away, then became the main supply, and a water wagon with an eight-mule team made daily trips to the fort. A stone reservoir was constructed around the spring and the water was pumped by hand into the water wagons. This endeavor kept two men at work for eight hours each day.

During this time, c. 1874, the Army built the adobe guardhouse for soldiers stationed at the spring since they feared the Apaches might disrupt the water supply. Another small adobe building with rifle-port windows was located 500 feet north of the spring along the road to the fort. Their fears were realistic. In 1871 the fort's beef herd was attacked near the spring, and eight years later there was a skirmish during which one soldier was badly wounded, two herders killed, and the beef herd driven off.

In 1884 plans were drawn for piping water from Bear Spring using a hydraulic ram and a two-inch pipeline over 5,000 feet long. This was completed in 1885. Four years later the line was replaced with a four-inch pipe to handle the steady flow of over 879 gallons per hour.

Fort Bowie continued to offer regional protection for emigrant wagon trains, mail carriers, stage coaches, and prospectors until the Indian "problem" was solved. With the surrender of Cochise in 1872 and Geronimo in 1886, the creation of a reservation system, and the subsequent reduction in troublesome skirmishes, the installation began to play a less significant role and was officially abandoned on October 17, 1894.

Construction of the two-story Bear Spring House was begun that year by James Dickson, a blacksmith, on land given up by the Army. This land included the two defensive structures and the spring with the reservoir and pumping system. The residence incorporated the original bunker on its southwest corner where it remains as a significant architectural and historic feature of the house. This central core was constructed with window dormers, windows, doors, timbers, and adobe bricks from various buildings at the fort. The four dormer windows which dominate the roof planes are the most significant elements and were salvaged from the quarters of Colonel E. B. Beaumont, the fort's Commanding Officer. Window dormers were characteristic architectural appointments on residential structures intended to house the higher ranking military officers. Indeed, the extant officers' residences at Fort Huachuca and Fort Grant in southeastern Arizona attest to this fact.

James Dickson lived at the property until his death in 1918. During that time he developed an apple orchard and supplied local ranchers with apples and pressed cider. When marble quarrying began near Bowie Mountain, Dickson worked at the quarry as a blacksmith and mason.

L. A. Knape purchased the property from Dickson and acquired several thousand adjacent acres to establish a large cattle ranch. In 1934 the ranch was sold to B. K. Riggs, a prominent rancher on both sides of the Chiricahuas, then to Earl J. Neil, H. C. Tovrea, and the Apache Springs Cattle Company. The present owners, Kenneth M. and Anne F. Cooper, purchased the property in 1979.

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National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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received

2/1/83

date entered

Continuation sheet

Item number 8

Page 2

SIGNIFICANCE

The significance of Bear Spring, the stone lined reservoir, the guardhouse, and the 40 foot length of pipe remaining from the pumping system lies directly in their historic association with Fort Bowie. These elements were pivotal to the existence of Fort Bowie due to their role in the water supply system. They also exemplify the type of water system employed at U.S. military outposts throughout the southwest during the late nineteenth century. Furthermore, they attest to the environmental difficulties and Anglo-Indian cultural conflicts that had to be overcome for the Anglo settlement of southern Arizona to succeed.

The main house at Bear Spring Ranch is architecturally significant as a unique building form in southeastern Arizona and for its reuse of salvaged building materials from Fort Bowie. Also, the incorporation of the original adobe bunker into the house provides a direct link to the historic associations and significance of the Bear Spring site.

Placed in a larger context, the house is a dramatic departure from any regional house forms. The gambrel roof is a rare feature in Arizona and does not typically appear on Arizona's Territorial-period buildings, even in urban areas. The appearance of the gambrel roof on a vernacular nineteenth century residence in itself makes Bear Spring House a regionally unique architectural resource.

Also, the use of building components from Fort Bowie and the integration of the bunker are significant as evidence of the constraints of the house's setting. In this remote, high-desert location, building materials other than stone and adobe were virtually non-existent. Because of the expense and difficulty involved in securing materials from the railroad town of Bowie (12 miles distant), the salvage and reuse of the Fort structures was an economical and convenient solution.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

MAJOR BIBLIOGRAPHICAL REFERENCES

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Owen Wister photographs #33738, 33742, 44743.

Barnes, Will C., Arizona Place Names. University of Arizona Press, Tucson, 1960.

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Murray, Richard, History of Fort Bowie, 1951.

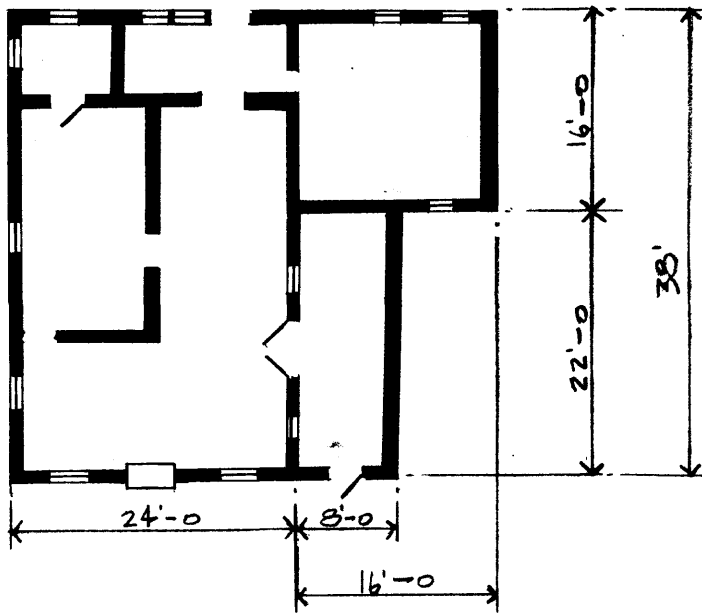
Wagoner, J. J., Arizona Territory, 1863-1912: A Political History. University of Arizona Press, Tucson, 1970.

Willys, Rufus Kay, Arizona: The History of a Frontier State. Hobson and Herr, Phoenix, 1950.

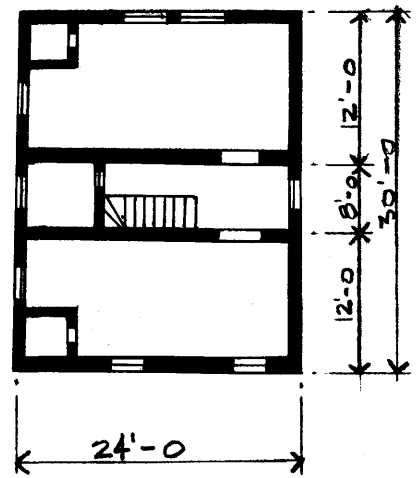
Interviews with local residents and descendants of James Dickson, Clifford Knape and Thomas Lawhon.

Telephone interviews with Ken Cooper, present owner, conducted by William Perreault, SHPO Historian, October 1982.

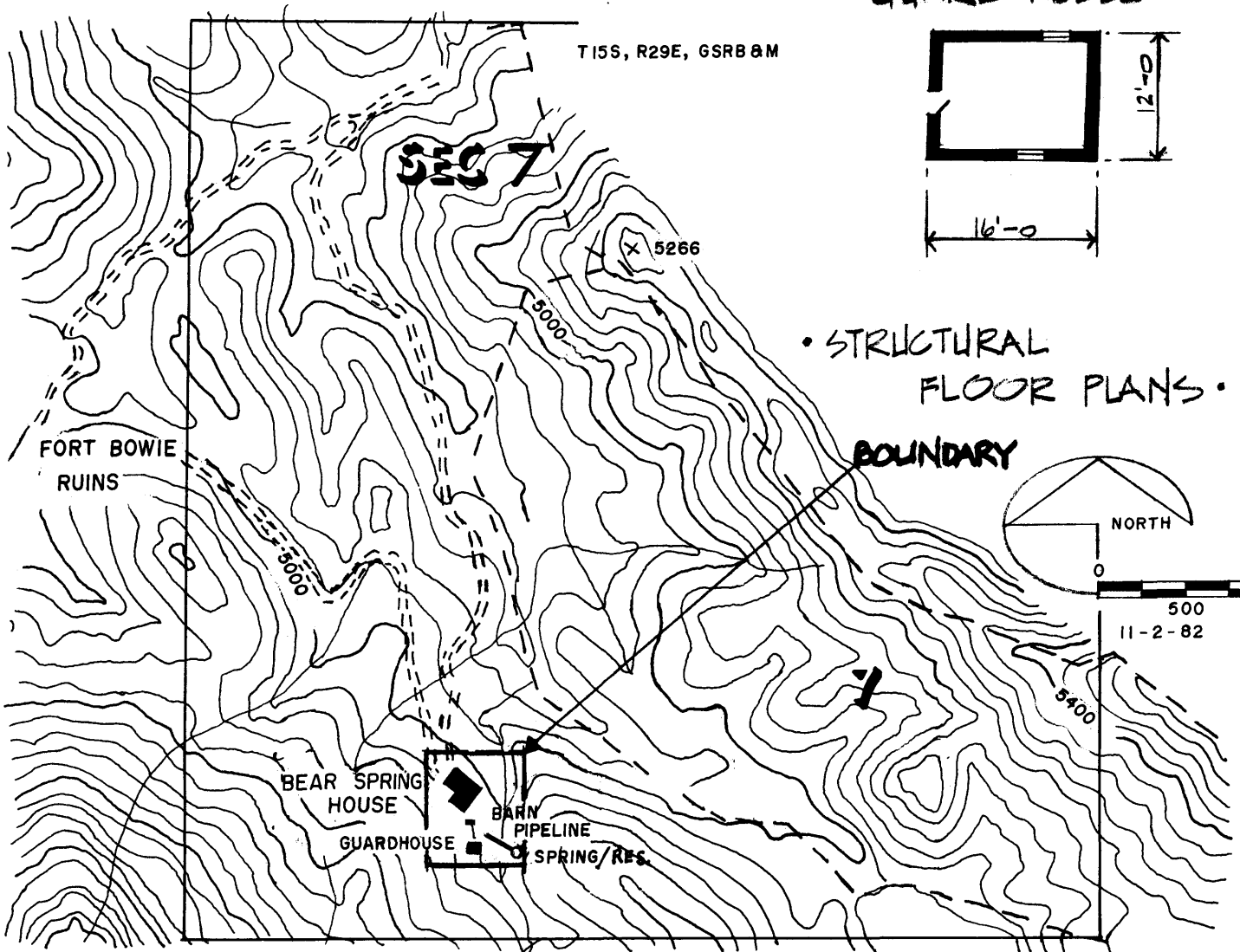
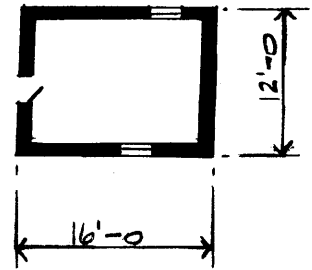
# MAIN FLOOR



# 2nd FLOOR



# GUARD HOUSE



## Bear Spring House, Guardhouse & Spring