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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 DUNNING, CHARLES H., LOG CABIN

other names/site number none

2. Location

street & number 811 Boulder Drive not for publication

city or town Prescott vicinity

state Arizona code AZ county Yavapai code 025 zip code 86303

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Garrison AZSTEP 7/20/93
Signature of certifying official/Title Date

ARIZONA STATE PARKS
State of 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:)

for Signature of the Keeper Date of Action
Subanicki J. Lee 8/26/93

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(s)
- 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		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

-0-

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and early 20th centuries

American movements

Materials
(Enter categories from instructions)

foundation: stone/granite

walls: wood/logs

roof: synthetic (composition)

other: wood/shake

Narrative Description

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

SUMMARY

The cabin, built in July 1932, is a single level, chinked-log building on a hilltop. The setting is rustic with oak and Ponderosa pines among massive granite boulders. The 850-square-foot floor plan is basically L-shaped with a small single room projecting away from the vertical leg of the L. The plan provides two bedrooms, one bath, a kitchen with a small dining space, and living room with a stone fireplace as its focus.

See Section 7 Continuation Sheets

DUNNING, CHARLES H., LOG CABIN
Name of Property

YAVAPAI, ARIZONA
County and State

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 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)

ARCHITECTURE

OTHER: METHOD OF CONSTRUCTION

Period of Significance

1932 - 1941 (World War II)

Significant Dates

July 1932 (construction)

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Dunning, Charles H., 1887-1975

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

Name of repository:

Ref. 3 - Sharlot Hall Museum, Prescott, AZ

DUNNING, CHARLES H., LOG CABIN
Name of Property

YAVAPAI, ARIZONA
County and State

10. Geographical Data

Acreeage of Property LESS THAN ONE

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 2	3 6 3 8 9 6	3 8 2 1 4 7 6
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Lot 18, Pine Knoll Estates, Unit 2, Section 5,

Township 13 North, Range 2 West, Yavapai County, Arizona

Boundary Justification Yavapai County Maps and Plats, Book 12, pages 23 & 24

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

11. Form Prepared By

name/title Charles E. Dunning / owner

organization n/a date May 1, 1993

street & number 11426 E. Cottontail Road telephone (602) 488-9662

city or town Cave Creek state Arizona zip code 85331

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 Charles E. Dunning

street & number 11426 E. Cottontail Road telephone (602) 488-9662

city or town Cave Creek state Arizona zip code 85331

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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All of the original log construction is intact and in excellent condition. It is in 'folk vernacular' style representing the natural-log design and craftsmanship of the period and, as such, merits the building's nomination as an historic resource.

Although the cabin* has been modernized and winterized, converting it from its original summer-only purpose to year-around use, the integrity of its basic construction style has not been compromised. It retains the traditional log-cabin character of its time, but with added amenities which will help ensure its continued utility and, therefore, its preservation.

* The term 'cabin' is retained to reflect its original purpose, an informal retreat in the mountains, for summer use only.

EXTERIOR APPEARANCE

Outside, the cabin presents a classic early-century log cabin appearance with a high-pitch, gabled roof and a prominent granite rock fireplace chimney. See Photos No. 1 and 2. Although more than 60 years old, the logs of native Ponderosa pine are in excellent condition owing to regular maintenance over the years. The original mortar chinking is completely intact both inside and out. Outside, the logs have acquired a dark honey-colored tone wherever they were protected from strong summer sun. Logs which endure strong sun have taken a charcoal black hue presumably due to carbonizing of wood and oil. It is recollected that, in years past, attempts were made to remove the black and regain wood color to no avail, the black patina being so thick and so hard.

The original construction used hand-hewn Ponderosa pine shakes on the roof and on the roof gables. The original roof of shakes is now overlaid by successive roofings and insulating materials totaling eight inches of thickness. It is presently finished in top-quality asphalt shingles of suitable appearance.

The three roof gables, however, are still clad with the original hand-hewn shakes, now honey colored and in excellent condition (Photo No. 3.)

The front door is new, in the style of the original, with nine glass panes in the upper half. The rear entrance door, exiting to the terrace (Photo No. 1) is original. It is made of tongue-and-groove pine planks, bored completely through from the vertical edges of the door to accommodate three 3-foot long bolts that bind the planks together. The original wrought-iron decorative hinges remain.

The original windows were pine sash frames with multiple glass panes. Most sashes had deteriorated badly at the joints and all windows have been replaced with modern dual-glazed products as part of the winterization process. All windows and doorways remain defined by their original frames of 2" X 6" lumber affixed to the logs by spikes and sealed with the mortar chinking.

INTERIOR APPEARANCE

A stone fireplace and chimney are the focus point of the living room. The interior log work, the walls, rafters and tie beams as well as decorative railing at the top of a partition wall remain intact and in good condition. See Photos No. 4 and 5.

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The logs were all peeled at the time of construction; they have been well maintained with protectant oils and, on the interior, are now a muted yellow color.

The roof rafters are 4- to 5-inch diameter pine logs supporting the knotty-pine roof sheathing, all of which is exposed to the interior (Photos No. 4 and 5.)

SIGNIFICANT STRUCTURAL FEATURES

The methods of joinery were partly conventional for log structures of the time and partly innovative on the part of the builder, Charles H. Dunning. This was his fourth log home built since his arrival to the area in 1910. He understood and perfected methods of log construction which dealt with interlocking, chinking, incorporation of rafters and ties, and methods for integrating stonework of fireplaces and framing for doors and windows. The carpenters from Dunning's mining operations added log craftsmanship to their skills under his tutelage and were employed in the construction of the Prescott cabin. The subject structure was the culmination of Dunning's prior experience with methods of building with logs.

Ref. 6 by Virginia and Lee McAlester, indicates that the style of design most closely conforms to the 'Midland log tradition' with stonework integrated into log walls. The L shape of this example, however, is an advance over the characteristic simple rectangle of original Midland style.

As mentioned later in historical context, a cabin built with natural round logs presents the inherent difficulty of securing the chinking with mud or mortar in the open-wedge space between stacked whole logs.

Dunning solved the problem of securing the chink by nailing a 6-inch wide strip of wire mesh along the top of each log as it was laid in place. The mesh then became imbedded in the mortar as it was troweled between the logs such that the inside and outside chinks firmly anchored each other. As a consequence of this method all the original chinking still survives, fully serving its purpose as a weather seal.

The corner joints of the Dunning cabin differ slightly from classic styles depicted by the McAlesters in that each log was notched both from above and below to form a flat saddle such that the flats provided exactly the required amount of spacing for each particular log. At a few such saddles shims were used to adjust the height of the log. Some shims exhibit the telltale finger joints of wooden crates for Hercules-brand dynamite, much of which was used in preparing the building site.

The projecting ends of the logs beyond the flat saddles were left round as a decorative feature.

Inside, the roof rafters whose lower ends butt into the rock chimney are supported there by a cross beam which fronts the chimney, running between and bolted to the two nearest tie-beam logs. This forms an interesting structure and a place for the '1932' which was carved at the cross-beam midpoint. See Photo No. 5.

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The cabin was started and finished in the summer of 1932. The logs were installed green, but being pine and cleanly peeled dried quickly in the very dry climate. The chinking, applied late in the summer, was minimally affected by shrinking of the logs.

Where attachment to or between logs was required, 6- to 8-inch spikes or ½-inch bolts were used. Floors are 1X4-inch tongue-and-groove fir flooring, applied directly to full-dimension 2X6-inch fir joists set on 2-foot centers. Joist ends rest on 2X6 planks laid flat between stone piers and spiked to the lowermost log of each wall. Under-floor posts have recently been added in the longer spans to eliminate noticeable springiness of floors near the center of rooms.

The original single electric circuit of then-revolutionary flexible armored cable is still safe and in use; additional circuits have been installed with hidden wiring.

The original 400-gallon septic tank, made of 3-inch-thick redwood planks, is still sound and serving at the present level of usage without problem.

ALTERATIONS

The cabin was originally built as a mile-high retreat from Phoenix's summer heat. It had no insulation and much unglazed screened ventilation. In spite of its casual purpose, the structure was well made with esthetics as well as utility in mind.

Under-floor insulation was installed in 1983, as was a gravity gas furnace. The original window sashes had deteriorated beyond redemption and, along with the porch screens, have been replaced with modern dual-glazed products. The present living room now incorporates an area which was originally a screened porch. Glass doors have been added to the fireplace, to provide air flow control. The cabin is now used intermittently year around.

In the same year of original construction, a non-log sleeping porch was added on the southeast wall of the plan. The addition was originally sided with log slabs which deteriorated over the years in spite of attempts at maintenance and were finally replaced by cedar siding in 1984. Although the porch addition (seen in Photo No. 6) is anomalous to the log style of the rest of the house it is, fortuitously, not prominent in any of the viewpoints permitted by the trees and boulders.

SITE

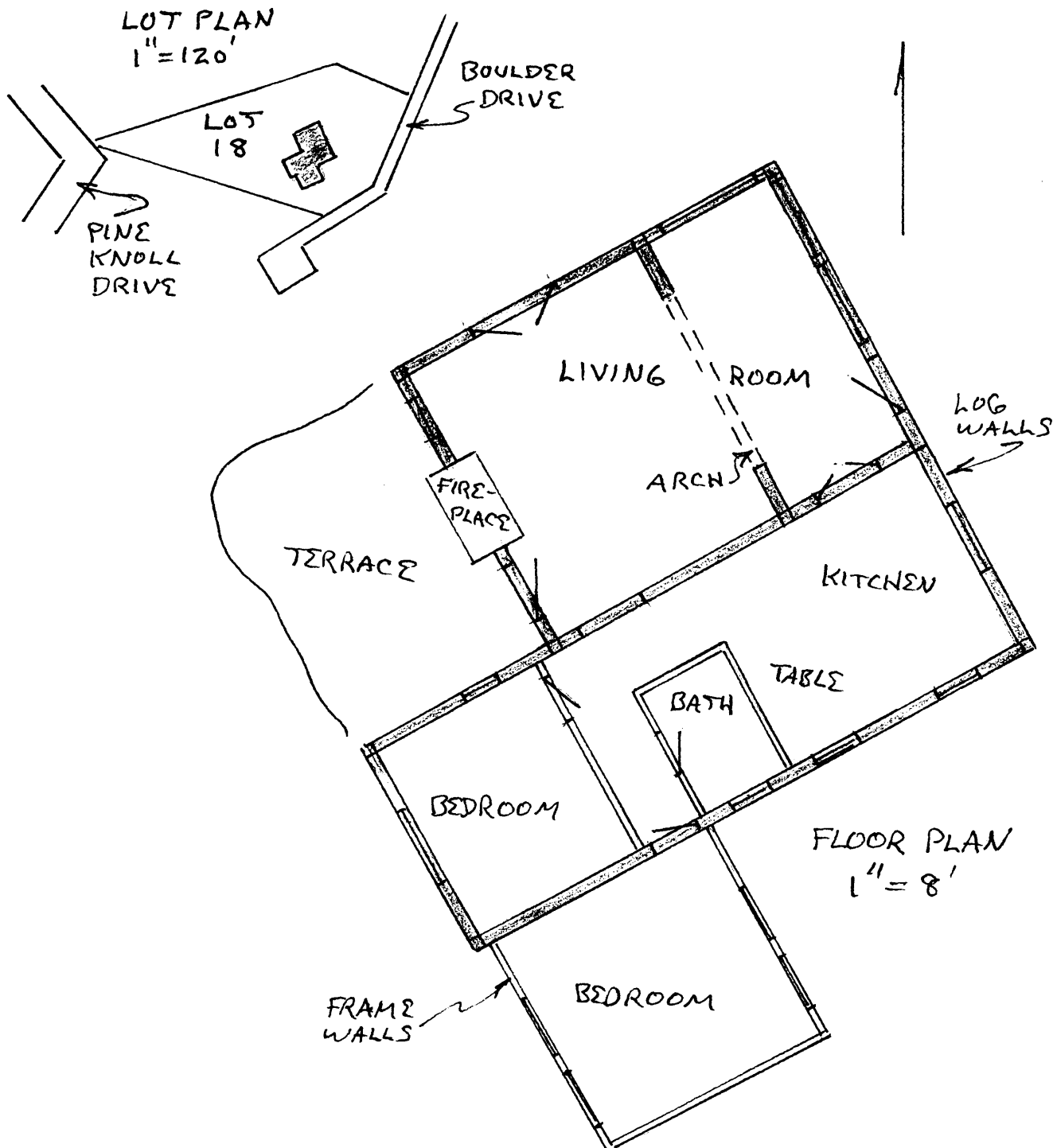
The building is situated on a rocky hilltop with a full view of Thumb Butte to the west. The cabin is in a community now called the Mountain Club, southwest of and adjacent to the town of Prescott. See the USGS map attached.

Originally named the Hassayampa Mountain Club, the Club was opened as a deed-restricted development in 1927 in a location known as Fry's Ranch, a scenic 900 acres of granite rock and pine trees. The subdivision was platted around a flowing mountain stream one mile south of Prescott on State Highway 89. Developed as a summer retreat with golf course, swimming pool, stables, tennis courts and a clubhouse, the Club was a popular vacation-cabin community for residents of Southern Arizona. The Mountain Club is now primarily occupied by year-round residents. Its history is treated in Ref. 5.

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SUMMARY

The Dunning log cabin is a well-preserved, complete example of the best in log cabin construction used in the West during the nineteenth century and into the early twentieth. The cabin has been modernized and winterized but not in any way to diminish its integrity as an example of fine early-Arizona log architecture.

HISTORICAL PERSPECTIVE OF THE AMERICAN LOG HOUSE

Ref. 6 provides insight into the evolution of log houses in North America, and provides the main basis of the following notes.

Methods of log construction came to North America primarily with immigrants from forested areas of Northern Europe. The appearance of log houses coincided with colonial incursions into any area offering an abundance of tall, straight tree trunks such as from conifers and certain straight-trunk hardwoods.

Early arrivers would presumably settle for a very primitive, small, one-room structure barely adequate for protection from harsh winters and affording little in extra comfort. Mid-18th century Germanic settlers in Pennsylvania are credited with introducing larger log houses, typically three rooms with a central chimney, a traditional style which propagated to areas east of the Appalachians. The Midland log house tradition evolved in the movement, merging the German and Central European log methods with the frame-based styles favored by the many Scotch-Irish and English settlers.

The squared log was widely adopted in the Atlantic seaboard settlements and in the subsequent westward spread of log houses. The squared log represented a major improvement over the natural round log, affording more structural stability, a simpler requirement for caulking between logs and an exterior surface better able to shed moisture.

The primary use of on-site natural materials for structures continued, as the early 19th century spread of settlers to the west preceded the development of heavy-transportation lines and the importation of more refined building materials. Rock, sod, thatch and wood products were used according to the natural availability. The heavy forests of the Rockies and western territories saw log cabins predominate wherever frontiersmen settled and often continued as a favored choice, for cost reasons, even when settlements matured and the lumber products of sawmills became available.

Log house construction methods were tailored to a large extent by the ingenuity and resources of the builder. The log structure offers natural lateral wall strength, but it depends on the rigidity of the corner intersection. Varied notching techniques developed, as did methods for integrating interior walls and second stories as well as techniques for incorporating the doors, windows, masonry and roof members.

Log structures built with squared logs are customarily referred to as 'log houses' whereas the natural-round log building is the 'log cabin.' In spite of the advantages of squared-log construction, the cabin remained most common because of much less labor required and, in most mining camps, a sense that longevity of the structure was not paramount.

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SPECIFIC HISTORIC CONTEXT

The Prescott area was the scene of vigorous mining and ranching activity from the time of the arrival of the Walker exploration party in 1863. Like other pioneer incursions in an abundant forest land, the folk made wide use of forest products in their mine shafts and tunnels, workshops, corrals, outbuildings and homes. In the 19th century, virtually all homes in the Prescott forest areas were built by log and/or rock materials. Unfortunately the log type of structure, however well built, requires constant exterior maintenance with caulking and oil in order to survive more than two or three decades. It is a rare specimen that has received such care and survived.

All the logs and the hand-split pine shakes for the Dunning cabin came from the Big Pine Mine site at the 7000-foot level on Mt. Tritle, 10 miles south of Prescott. The cabin was built in July of 1932, an event duly noted in the local news of Ref. 1. The cabin was featured in Ref. 2, and described in Refs. 3 and 5.

SPECIFIC RELEVANCE AND UNIQUENESS

The Dunning cabin was built near the end of the period when the log building art was still alive, a period which ended about the time of World War II. The art was lost because of the cost of manual labor required and the consequent disappearance of its practicing craftsmen.

In the Prescott area, within a radius of at least twenty miles, there are perhaps only six intact natural-log houses and cabins. City engineers and local real estate people consulted know of no others. There is a second cabin within a half mile of the Dunning cabin and almost as old. It is, however, not as classic in style, has not been as well maintained and has been substantially modified. The four other structures are all on the grounds of the Sharlot Hall Museum in Prescott. One is the magnificent territorial governor's mansion built with squared logs, still standing and well preserved on its original site. The remaining three structures are authentic replicas of territorial buildings, built by the Museum to depict primitive log buildings of the time. Of the two natural full-log cabins now remaining in the area, the Dunning cabin is better preserved and better exhibits exemplary techniques of log construction.

USAGE

The cabin was used in the summers only by the Dunning family members until title was taken by Charles E. Dunning (son of Charles H.) in 1983. At that time the structure was modernized and winterized to its present state.

Modernization has not detracted from the character of the building, bespoken in the craftsmanship of construction and the appealing textural contrasts of its natural materials.

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Continuation Sheet**

Section number Photos Page 1

DUNNING, CHARLES H., LOG CABIN
Prescott, Arizona

The following information applies to all photographs:

Photographer: Charles E. Dunning

Date Taken: May 6, 1992

Location of Original Negatives: c/o Charles E. Dunning
11426 E. Cottontail Rd.,
Cave Creek, AZ 85331

Individual Photographs:

- Photo No. 1 -- View from southwest
- Photo No. 2 -- View from northeast
- Photo No. 3 -- Close view from southwest
- Photo No. 4 -- Living Room Interior, roof structure
- Photo No. 5 -- Living Room Interior, roof rafters around chimney
- Photo No. 6 -- View from northeast

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**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2

1. THE PRESCOTT COURIER, June 26, 1932.
2. WESTWARD MAGAZINE, Sept. 11, 1978.
3. Dunning, C. E.; Charles H. Dunning, 1887-1975; Maxie W. Dunning, 1888-1984.
Commemorative album, privately published, 1985.
4. American Biographical Encyclopedia, Arizona Edition, Vol. I. Phoenix, AZ:
Pollock Publishing Co. 1967. pp. 150, 151.
5. Schmieder, Ruby Harkey; Prescott's Unique Mountain Club, privately published,
1992.
6. McAlester, Virginia and Lee; A Field Guide to American Houses, Alfred A. Knopf,
New York, 1991.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000870 Date Listed: 8/26/93

Charles H. Dunning Log Cabin
Property Name

Yavapai County AZ State

N/A
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.

for Antoniella J. Pass
Signature of the Keeper

8/26/93
Date of Action

Amended Items in Nomination:

Geographical Data: Under Boundary Justification, the following is added: The boundary includes the land that has historically been associated with the property.

This information was confirmed with Reba Wells of the Arizona State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)