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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 any 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 Cavness, William Edward, House_____

other names/site number ___N/A_____

=====

2. Location

=====

street & number _606 N. 4th Avenue_____ not for publication N/A
city or town _Phoenix_____ vicinity _N/A
state _Arizona___ code _AZ_ county _Maricopa_____ code _013 zip code 85003

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, 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.)

James W. Dawman AZSHPO
Signature of certifying official

11 SEPTEMBER 2001
Date

ARIZONA STATE PARKS
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 commenting or other official

Date

State or Federal agency and bureau

=====

4. National Park Service Certification

I, hereby certify that this 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): _____

Entered in the
National Register

11.3.01

Signature of Keeper

Date
of Action

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

Contributing	Noncontributing
<input type="checkbox"/> 1	<input type="checkbox"/> 1 buildings
<input type="checkbox"/> 0	<input type="checkbox"/> 0 sites
<input type="checkbox"/> 0	<input type="checkbox"/> 0 structures
<input type="checkbox"/> 0	<input type="checkbox"/> 0 objects
<input type="checkbox"/> 1	<input type="checkbox"/> 1 Total

Number of contributing resources previously listed in the National Register 0

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

N/A _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic _____ Sub: Single Dwelling _____

Current Functions (Enter categories from instructions)

Cat: Work in progress _____ Sub: _____
Commerce _____ Trade/Specialty Store _____
Commerce _____ Trade/Business _____

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7. Description
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Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman _____

Materials (Enter categories from instructions)

foundation Concrete-stucco _____
roof Asphalt _____
walls Brick-stucco _____
Wood shingles _____
other _____

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

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8. Statement of Significance
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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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.

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- 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)

 Agriculture

Period of Significance _____
 1914-1920 _____

Significant Dates _____
 1914 _____

Significant Person (Complete if Criterion B is marked above)
 William and Nettie Cavness _____

Cultural Affiliation _____

Architect/Builder T.E. Tannehill, Contractor _____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(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

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 Federal agency
 Local government
 University
 Other

Name of repository: _____

=====

Acreage of Property .0.3214 acres _____

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	12	400720	3702000	3	_____	_____
2	_____	_____	_____	4	_____	_____
	_____	See continuation sheet.				

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

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

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11. Form Prepared By

name/title Tera Vessels (owner) _____

organization Roosevelt Action Association date Aug 2000

street & number 325 W. Willetta telephone 602 271-9117

city or town Phoenix state AZ zip code 85003

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Additional Documentation

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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)

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Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name _____

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street & number _____ telephone _____

city or town _____ state _____ zip code _____

=====
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 the 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 Project (1024-0018), Washington, DC 20503.

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William Edward Cavness House
Maricopa, Arizona

Description

The William Edward Cavness house is an example of a "broadside" classic bungalow. Located near the Roosevelt Historic District in Phoenix, Arizona, it provides a prime example of Victorian and early bungalow elements.

The William Edward Cavness house is a one story, classical bungalow. The rectangular house, 32 x 46 feet, features a large symmetrical front porch that is intersected by an oversized door. Centered on each side of the door is a series of three, simple one-over-one windows. The porch roof is an integral part of the broad, sweeping gable of the main house. The most prominent feature of the front facade is the gabled dormer that intersects the main roof. An eight-light window flanked by latticed vents lights the attic. The front gable and the two main gables are covered with wood shingles and feature latticed ventilators. The gable overhangs are supported by decorative knee-braces, and the front eaves have plumb-cut rafter tails without fascia. A new dimensional asphalt shingled roof that is a dark in color to resemble wood has replaced the original wood shingle roof. Four stucco-covered brick columns topped with a simple capital support the porch. The brick walls are covered with rough textured stucco punctuated with a belt concourse at floor level. The simple one-over-one, double-hung wood windows are detailed with plain, flat masonry lintels and sills. The short chimney is simple, topped with a plain smooth band. These outer details give the classic house a charming face.

The interior of the house has maple floors throughout the main rooms and a fir floor in the original sleeping porch. The sleeping porch borders a doorway to the original basement. While the built-in bookshelves have been removed, the original 10-foot ceilings and picture rail moldings remain.

At the rear of the property sits the original two-story carriage house. The lower garage has stucco over brick walls on a concrete foundation and floor. The original top hired man's quarters have board and batten walls covered with T-1-11 siding. The building has a hipped roof of asphalt over the original wood shingles. The original exterior staircase has been removed and both carriage doors have been blocked in and stuccoed over and all of the window openings except one, which has been made into a door, have been enclosed. An interior staircase now leads to the second floor. A set of arcadia doors has been placed in the south-facing side. The doors open to a small balcony that has a shed-style roof of asphalt. The extent of alterations has reduced much of the integrity of the carriage house. It is considered a non-contributing structure. Current plans include unblocking most of the window openings and restoring part of the carriage house.

The house and site lies at the southeast edge of the Roosevelt historic neighborhood. To the north are an intrusive 1960s apartment and a 1906 bungalow, the Milford Windsor house, which is individually listed. To the south is an empty lot, originally the site of Henry C. (Clebe) Cavness house, Williams's younger brother; the lot is now platted with 606 into one lot. To the south is Fillmore Street. To the west is the Roosevelt Historic neighborhood; the two closest properties are the William and Elizabeth Jamieson house and Norman Jamieson house.

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In 1956 the house was zoned commercial and converted to offices. At that time the front porch was walled in and the original front door was moved forward to fill part of the porch opening. The interior was divided into a series of small offices. Sometime in the 1960s the north side windows were blocked in to meet the commercial fire code. In 1970-1971 a 10 x 32-foot masonry over-block addition with a shed roof was added to the rear. The new addition was used to house an electric panel and two bathrooms. One bathroom features a small aluminum window on the south elevation. Two small high windows or window a/c openings were added to the new elevation. It is assumed that the original bathroom was removed at that time. In the early 1980s the central hall ceiling was lowered to accommodate A/C ductwork. The process of rehabilitation began in 1999. The porch was opened back up and a new roof was added. The eight-light attic window was found in the attic and is in the process of being refurbished. Using original 1913 exterior photos and the original floor plan, the 1950s interior partition walls were removed. The building is currently a work-in-progress that will use historic photos of the house and carriage house to aid in the restoration of key elements. The newer 70s addition will be used for an accessible ramp.

While not presently landscaped, the site is soon to be the home of a small retail plant nursery that will showcase historic era plants. A craftsman style iron fence will surround both lots and antique rose will climb arches around the perimeter. A pergola, with dimensions that will suggest the H. C. Cavness house and formal pond will be in place. The Pergola will be built with stucco over block columns using the detailing of the Corpstein duplex, (413-417 W. Roosevelt) designed in 1920, by Lester Byron, and listed in the register. The change in details will suggest the old but make people aware that it is new construction.

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William Edward Cavness House
Maricopa, Arizona

Statement of Significance

The William E. Cavness House and Henry C. Cavness site documents the life of two pioneer stockman brothers and their families as they first built the territory of Arizona and then helped to build the city of Phoenix. It is significant under criterion B for its association with the family.

Territorial Arizona was built by the five C's: cotton, cattle, copper, citrus, and climate, they were deemed so important that they were incorporated into the state seal. Cattle was one of the first of the building blocks. From the late 1840s to the outbreak of the civil war, Texas cattlemen moved herds through southern Arizona on their way to California. In the 1870s cattlemen came to stay, building large ranches in southern Arizona. In 1875 Territorial Governor A. P. K. Safford declared the territory's "unequaled grazing facilities" were accommodating large numbers of cattle and "many thousands" more were on the way.¹ By the 1880s ranches were being established throughout the Arizona territory. The Cavness' were cattlemen, exemplifying the pioneer ranching spirit that built Arizona. Referring to Texans it was said "they knew cattle and ranges and how to carry on....they liked the country, made their home here, raised families and contributed to the building of a new state."²

In 1888 the Texas ranching family of William Henry and Sarah Ford Cavness, with their five daughters, four sons and two sons-in-law drove a herd of cattle from San Saba, Texas to Phoenix, Arizona. Arriving in Phoenix in February of 1888 they camped at 7th St and Thomas. Finding the desert and the roaring frontier town of Phoenix to their liking, the family leased a 160-acre ranch north of the township. The ranch boundaries were from Monte Vista to Thomas between 7th Ave and Center (Central). Interestingly, one source places the Cavness ranch at 4th Ave and Fillmore.³

The Cavness family move was part of the large West Texas migration of cattle families. They arrived during the heyday of the range cattle industry. The Texans had a profound effect on the Arizona cattle industry. They helped organize the Arizona Cattle Growers Association in 1904, but it was in the technical end of the cattle business at which the Texans excelled. Droughts, overstocking, and the panic of 1893 were changing the cattle industry. Texas cattlemen such as the Cavness' brought the practice of sending their yearlings to be pen fed and fattened so as to ease the burden of the range. "The wide spread adoption of this concept resulted in the development of Phoenix and the Salt River Valley as a major stock-

¹ Noel M. Loomis, "Early Cattle Trails in Southern Arizona" *Arizona*, III Spring-Winter (1962), p.

² Bert Haskett, "Early History of the Cattle Industry in Arizona" *Arizona Historical Review*, VI Oct. (1935), p.26.

³ Richard G. Schaus, "Henry Cleburne Cavness" *Arizona Cattlelog*, XIII, (1957-1958), back page.

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feeding center".⁴ The Salt River Valley provided rich forage of irrigated fields of alfalfa and rail connections to the east. To increase their profits the Cavness boys, early supporters of feeding yearlings, started up the Cavness Cattle Company, located at 725 E. Van Buren, to fatten calves.

Another innovation of the Cavness brothers was cattle shipping. While yearlings were shipped to other states to be fattened as early as 1889, (shipping of yearlings during heavy drought years became fairly common), the Cavness brothers were one of the first of the Arizona cattlemen to ship finished cattle by train to Kansas. Local packers, California, and the Babbit brothers of northern Arizona had been the only market for the fattened cattle of the Salt River Valley. In 1915 the Cavness brothers along with Dr. R. L. Conner, Dan McDermott and George Brown started taking trainloads of fattened cattle to Kansas City. The money was good and soon the other cattlemen followed suit.⁵

All members of the Cavness family were involved in the cattle industry. The younger three boys Thomas Jasper (Born 1877), William Edward (Born 1867), and Henry Cleburne (Born 1874) purchased the 51 Ranch, located in Bloody Basin, Yavapai County in 1900. In 1905 Thomas J. bought out his brothers. William then purchased the UT and Sycamore Ranch on the Verde River. He ran cattle there (Brand registration #5573)⁶ from 1910 until 1919 when he purchased 160 acres on West Christy Rd (McDowell). The cattle fattening operation was then moved to the Christy ranch location. There William farmed alfalfa for feed and fattened the calves from the 51. At sale time he would drive the cattle down to the railroad and ride the train with them to Kansas City where they would be sold to the Swift MeatPacking Company.

Henry "Clebe" Cavness bought a ranch in Skull Valley with Del Crabb. After they sold out he went into partnership with J.C. Hurley in the Burnt Ranch northwest of Prescott, in Williamson Valley. They used the same name for the cattle company, farm, and feedlot they started out in the Alhambra area of the west valley⁷ (43rd Ave. and Camelback Rd). He along with Hurley and H. J. McClung bought the Hopen Land and Cattle Co.'s holdings at Lindon.

⁴ James A. Wilson, "West Texas Influences on the Early Cattle Industry of Arizona," *Southwestern Historical Quarterly*, LXXI, (1967-1968), 21-36.

⁵ George W. Brown, "Early Day Cattle Feeding-In The Salt River Valley" *Arizona Cattlelog*, IX 1953 P. 18.

⁶ "Receipt No. 1886-series G" 27 July 1910, *Territory of Arizona Office of the Live Stock Sanitary Board*, Helen Cavness Papers.

⁷ Richard G. Schaus, "Henry Cleburne Cavness, 1874-1935," *Arizona Cattlelog*, 13, (1957-1958), Back page.

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William Edward Cavness House
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As ranching was building the state of Arizona, the town of Phoenix was developing into a city. After heavy flooding in 1890 and 1891 the town started to look north. The first new subdivision, the Simms addition, was platted in 1893 and William Bennett platted out his addition in 1894. Following the dictates of the house beautiful movement established by the Columbia Exposition in Chicago of 1893 the city moved north⁸. As the city elite rushed to build homes in the new addition so did the Cavness family. After 10 years of heavy droughts that ended with record-breaking rain in 1905, the Arizona cattle industry was changing. Progressive cattlemen realized that one couldn't just depend on the range one needed to run cattle as a business. As part of the new breed of cattlemen the Cavness' didn't want to spend all their time on the ranch; they had feed lots to attend to and banking to be done, they wanted fine homes in town. The Cavness' joined other illustrious cattlemen such as Franklin T. Akire (318 W. Portland, c. 1912) in settling in the Bennett addition. An older sister, Mary Ellison, purchased two lots, Numbers 2 and 4 in Bennett Place in March of 1907⁹, which she gave or sold to her brothers in June of 1907. A few years later in 1909, she and her husband purchased a third lot in Bennett place at 310 N. 4th Ave.-- just down the street from the "boys" (destroyed 1955).

Henry Clebe Cavness was first to build. In 1909 he married Blanche Charleboise, an Arizona native and daughter of a cattleman. Henry quickly built a house at 602 N. 4th Ave. (c1910) of brick block; it featured a wrap around porch. 1911 Sanborn maps show the house. He and Blanche lived in the house until 1925 at which point he and Blanche moved out to the Burnt Ranch. They rented the house to a variety of people. For a while Mrs. Sudie Bone, the youngest Cavness sister, resided in the home. With the death of Henry in 1935, Blanche Cavness returned home. She stayed there until her death in 1960. Sudie Bone then stayed in the house until 1962. In 1963 the house was vacant, in 1964 it was demolished.

William waited, paying taxes on his empty lot and hiring the builder T. E. Tannehill to build a classic bungalow for his new bride Nettie Waddel. Nettie, newly arrived from West Texas (1911), was a schoolteacher. She taught in the Osborne district. Completed in 1914 the house at 606 N. 4th Ave. cost \$4,789.90¹⁰. They married in December of 1913 and moved into their newly completed house in 1914. William was 43--in his prime in the cattle business and cattle feeding operations in the valley. As part of the new cattle-business industry, he chose this location in the expanding city to settle down and raise a family. His first child, Sarah, was born in the home. He lived at 606 N. 4th Ave. and divided his time

⁸ Marsha Weisiger, *Booster Streetcars and Bungalows*, (Phoenix: Graphic Design Workshop, Arizona State University, n.d.) p. 16.

⁹ Deed, "E.J. Bennett husband and Emma R. Bennett, his wife to Mary A. Ellison," Maricopa County Country Recorder Records, 13 April 1907.

¹⁰ Edward Brown and Sons. "Invoice and Receipt J.E. Camp-Tannehill", 14 February 1914. Helene Cavness papers.

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between his home and family and business interest in the city and his ranches up north. In 1920, with a second baby girl, the family needed more room. They moved to the ranch on Christy Road. While William's interval in this house was fairly brief it was during this time that he started the practice of moving his feedlot-fattened cows to Kansas by train. Governor Thomas Campbell, in his address to the 1920 cattleman's association proceeding, names the cattle industry as the second largest industry in the state, second only to mining. The proceedings go on to state the importance of cattle feeding to the industry and to the Salt River Valley.

As Phoenix changed so did the Cavness interests. Besides ranching, William became an Isaac School Board member and was responsible for hiring J. B. Sutton, Isaac principal and first superintendent. Blanche was a school board member from 1926-1936 and in 1930 she joined the 10th legislature as the 16th woman member in the history of Arizona legislature. Edward became the chief appraiser of the regional Agricultural Credit Corporation. In 1933 he became Secretary-Treasurer of the Production Credit Association.

The Cavness brothers were part of the change from territory to state. They arrived in territorial Arizona in the good old days of the cattle industry and lived hard on the range. Yet they embraced change: "what had been an adventure was converted into a business."¹¹ As men of business they promoted the feeding and shipping of cattle that built the Salt River Valley into a major stock feeding center and Phoenix into a metropolis.

Sadly while the Cavness family had many ranches though out the state and houses and feedlots in the Phoenix area, this is the only house and lot to remain. The rest of their history has gone by the way of the bulldozer. Where cattle once grazed sit shopping centers and where family homes stood are parking lots and freeways. Happily, were William and Nettie to return they would be so pleased to see their first family home looking very much the same as when they lovingly built it in 1914.

¹¹ Prepared by the Authority of the National Live Stock Association, "Revolution in the Live Stock Industry on the Range," *Prose and Poetry of the Live Stock Industry* (rpt. From 1004, New York, N. Y., 1959 p. 739.

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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William Edward Cavness House
Maricopa, Arizona

Verbal Boundary Description

The boundary of the William Edward Cavness house - 606 N. 4th Avenue is:

Originally MCR # 2-43 Lot 4 Block E Bennett Place
Quarter Section Q11-27 Sec: 5 TWN 1N RNG: 3E
Parcel # 111-39-023

Rerecorded on November 2, 2000 with parcel # 111-39-021 as Lot 1 Vesscorp Place
M.C.R. Book 547 page 14. Thus, only the northern half of the current parcel is the boundary.

Verbal Boundary Justification

The nominated property includes the city lot historically associated with the William Edward Cavness house at 606 N. 4th Avenue.