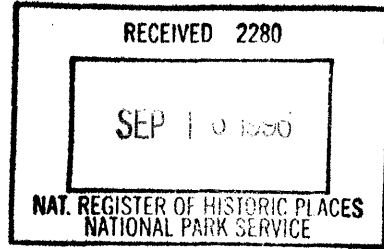


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Bunnell, Stephen and Mary, House
other names/site number _____

2. Location

street & number Utah Valley State College, Approx. 970 S. 800 W. N/A not for publication
city or town Orem N/A vicinity
state Utah code UT county Utah code 049 zip code 84057

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.)

W. M. A. 9/7/90
Signature of certifying official/Title Date
Utah Division of State History, Office of Historic Preservation
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register. for Signature of the Keeper Date of Action 10/22/90
 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:)

Bunnell, Stephen and Mary, House
Name of Property

Orem, Utah County, Utah
City, County, and State

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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

EDUCATION: college
COMMERCE/TRADE: restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY
LATE VICTORIAN
(Vernacular)

Materials
(Enter categories from instructions)

foundation Limestone
walls BRICK

roof WOOD Shingle
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Bunnell, Stephen and Mary, House
Name of Property

Orem, Utah County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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)

SOCIAL HISTORY

EXPLORATION/SETTLEMENT

Period of Significance

1892-1939

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bunnell, Stephen Ithamer, Jr.

Narrative Statement of Significance

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

X See continuation sheet(s) for Section No. 8

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:

X See continuation sheet(s) for Section No. 9

Bunnell, Stephen and Mary, House
Name of Property

Orem, Utah County, Utah
City, County, and State

10. Geographical Data

Acreeage of property .25 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/3/9/1/9/0 4/4/5/8/8/6/0
Zone Easting Northing

B / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / /

D / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

T6S R2E S21, SLM.

Legal description located at Utah County Courthouse, University Avenue, Provo, Utah: Book #20-226-2E

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

Once part of a sixty acre farm and orchard, the historic residence is now located in the middle of the Utah Valley College Campus. All that remains is the house and a few trees. The boundaries of this property consists of the perimeter immediately surrounding the footprint of the building. The surrounding grass, sidewalks, parking lots, and buildings are not within the boundaries as they are not part of its original setting.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Don Southworth

organization N/A

date August 1996

street & number 490 East 350 South

telephone (801)768-1122

city or town Lehi

state UT zip code 84043

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/or 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

name Utah Valley State College

street & number 800 West 1200 South

telephone (801)

city or town Orem

state UT zip code 84058

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

Narrative Description

This one story brick house was constructed in 1892 by Stephen I. and Mary Bunnell. It is a hall-parlor house with an original rear lean-to and a 1910 bedroom addition off the north end of the lean-to. Once part of a sixty-acre farm and orchard, it is now situated on the Utah Valley College Campus. Lawn and several trees are located immediately around the house. College buildings, parking lots, and sidewalks are outside the immediate perimeter of the Bunnell house.

This Vernacular hall-parlor residence exhibits Classical and Victorian stylistic elements. Classical architectural features include the symmetrical principal facade placed on the long side of the rectangular block and the low-pitched roof with a simple cornice. The Victorian detailing is seen primarily in the segmental arched windows within decorative brick hoods on the front windows and door. All of the windows have one-over-one double hung sash. The front wood-panel door incorporates a transom.

The foundation is made of limestone and has been covered with concrete in an attempt to preserve it from deterioration. The exterior walls are constructed of a soft fired tan brick laid in a common bond pattern. The brick on the front of the house is a higher quality brick, whereas the remainder of the house is a softer brick. A corbeled chimney is located at each end of the ridge line inside the gables of a wood shingle roof.

The interior consists of five rooms. In 1979 the interior remodeling included the construction of a spiral staircase in the room north of the parlor and the enlargement of the doorway between these two rooms. In addition, the plaster on the east wall of the parlor was stripped and the brick exposed.¹ A 1910 dormer was also removed in 1979.

While the interior of the house has been changed, the exterior of the building retains its historic integrity. The farmhouse remains within a modern college campus providing a sense of historic association and feeling.

___ See continuation sheet

¹ Winters, Charlene. "Salt Box' House Restored by UTC". Salt Lake City, Utah: Utah Heritage Foundation, Spring 1979.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

Narrative Statement of Significance

The Stephen and Mary Bunnell House, built in 1892, is significant in its representation of the way in which the city of Orem, Utah was originally settled and developed. Built prior to the organization of a township, the Bunnell house depicts the nature of the growth of the area. The area in which Orem evolved was originally farmland and the building of houses occurred in a scattered farm pattern. This settlement pattern varies from the town grid system laid out in most cities in Utah, a system that was based on the Plat of the City of Zion, the model for Mormon settlement.² The Classically detailed Bunnell house is one of only six houses built in Orem prior to 1900 that remains. It is an excellent example of a settlement farmhouse that has maintained its integrity and contributes to the historic qualities of Orem.³

HISTORY OF OREM:

Prior to 1860 the Orem area was known as the Provo Bench and was an unoccupied section of sagebrush-covered land known as Lakeview⁴ located between the settlements of Provo to the south and Pleasant Grove to the north. In 1862 the farmers of the area began the Provo Bench Canal, later the Provo Bench Canal and Irrigation Company. By the mid 1870s other canal companies were formed, springs were tapped, and 111 wells were dug.

The year 1861 saw the first handful of part-time settlers from nearby valley settlements venture out onto the bench lands that now comprise Orem City. At that time, the area had very little to recommend it, since streams or springs were non-existent... In 1863 water did come to the bench ... a small canal was dug, conveying water from Provo River out over two-thousand acres of thirsty ground... In 1863 they organized a local irrigation

² Utah settlement patterns were based on the Plat of the City of Zion that was outlined by the Mormon prophet Joseph Smith. The plan, though not fully implemented, served as a model for Mormon settlements across the west under the direction of Brigham Young. The plats were one mile square, the blocks were ten acres each and forty rods square, and the lots were laid off alternately within the squares. The towns were set out in a grid pattern with the public buildings and church located in the center of town, surrounded by residences, with the outlying areas being used as farmlands. Mormon settlements became characterized by in-town family farmsteads with a daily trek to the outlying fields. Out-migration became inevitable as populations grew, but much of the old pattern originating in the Plat of the City of Zion has persisted to the present.

³ Based on reconnaissance survey information produced by Hyatt, Kim. A. and Nelson W. Knight. *Reconnaissance Level Survey: Orem City, Utah County, Utah*. Smith Balle Hyatt Architects, Bountiful, Utah, 1995.

⁴ The Utah Stake of Zion, an ecclesiastical unit (deanery) of the Church of Jesus Christ of Latter-day Saints, was reorganized in June 1877 dividing members of the Stake into two Wards (parishes)--Provo Second Ward and Lakeview Ward. In 1899 Vineyard Ward was created from a division of Lakeview Ward. The Bunnell house was built within these socio-religious boundaries of the Provo Bench.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

company. With mules and home-made tools, they dug a ditch from the mouth of Provo Canyon onto the bench. Since neither surveying instruments nor trained engineers were available, the ingenuity of the settlers was taxed to layout the course and elevations for the ditches.⁵

The weather was ideal for raising crops of fruits and vegetables on the bench lands. In 1877 the first settlers occupied the Provo Bench year round. The first homes in the area were dugouts and log cabins. "...logs from Provo Canyon were split in two and the chinks were plastered up to keep out the icy winds. Walls were uncovered and roofs were often covered with dirt or thatched with rushes gathered from the shores of Utah Lake."⁶ While settlement of the area began in earnest, no town site was laid out. The Provo Bench became an area of scattered farms with no defined nucleus. It was 1914 before people began efforts to organize a township, and 1919 before the town of Orem was incorporated.⁷

HISTORY OF BUNNELL FAMILY:

The Bunnell family, originally Bonnel, French Huguenot in origin, has a long history that begins with their immigration to American in 1638 and continues with strong ties to the Church of Jesus-Christ of Latter-day Saints (LDS) beginning with its organization in 1830. The Bunnell family moved to the Provo area in the early 1850s.⁸

Stephen I. Bunnell Sr. and Percia Cornelia Grover, the first of two wives, were some of the first settlers of this area, arriving in 1855. Their son, Stephen Jr. married Mary Elizabeth Gammon⁹ on March 23, 1879. They lived for a few years in an adobe house in Lakeview (a small community about two miles south of the Bunnell house), before purchasing this sixty-acre property from Thomas Cooke in March 1883.¹⁰ They continued to live for almost ten years in Provo where

⁵ (Shadrack Holdaway, grandfather to Zelda Holdaway Bunnell, determined the depth of the canal 'by the brow of a man's hat'.) Weeks, Clyde E., Jr., *Sagebrush to Steel: An Orem Centennial History 1861-1961*, p. 5.

⁶ Weeks, Clyde, pp. 1-4.

⁷ It Happened in Orem. Orem City, UT: Orem Bicentennial History Committee, Publisher, 1979.

⁸ A more detailed history of the Bunnell family is located in the research files associated with this nomination located at the Utah State Historic Preservation Office.

⁹ Mary was the daughter of Elizabeth Day who had married her family's groom, Thomas Gammon, and then had been disinherited. Thomas and Elizabeth emigrated from England. Weeks, 1990-95.

¹⁰ When the property was first purchased from Thomas Cooke on March 23, 1883, Indians were living on the western slope of the property (now UVSC baseball diamond). Mary Bunnell related to her granddaughter, Helen Bunnell Weeks, that the Indians conducted "ceremonial dances" on the site and later buried their dead in the area.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

Stephen worked for the Consolidated Wagon and Machine Company. The 1891 edition of the Polk Directory of Provo City and Utah County contains an advertisement for this business located at 202-206 West Center.¹¹ The directory shows the Bunnell family residence as "e s E (Street) bet(ween) 3d & 4th (Streets)" and lists Stephen Bunnell Jr. as owning 60 acres worth \$1,350.¹² Stephen earned his teaching certificate from Brigham Young Academy,¹³ taught school and was a school trustee in Provo. Mary Elizabeth was an accomplished organist for the local ward (parish).¹⁴

The Bunnell family moved to this sixty-acre farm and built the soft-fired brick house in 1892.¹⁵ Entrance to the residence and property was from 8th West down a single lane flanked by grape vines. Stephen planted 52 trees around the home for ornamentation while his wife planted roses on the south side of the residence and other flowers on the west and north sides. They also constructed a packing shed, barn, chicken coop, pig pen, root cellar, animal sheds, an outhouse, and a race track for training race horses¹⁶ (all demolished), and a well.¹⁷ The barn, pig pens, and chicken coop were located southeast of the house. The packing house for fruit was constructed east of the house in a stand of trees. Bunnell constructed a small root cellar on the north side of the house. The vertical plank outhouse with a gable roof was a two seater located south of the house. The race track, where Bunnell raced thoroughbred horses shipped in from Kentucky, was situated north of the residence. His son recalls:

Dad had race horses and we built a race track out in the middle of the farm (north of the house). Mother used to sit out there with a stop watch in one hand and an umbrella in the other while dad trained his horse to the cart.¹⁸

¹¹ Stephen Bunnell exclusive dealer in Bain & Mitchell Wagons and All Kinds of Farming Implements, Buggies, Carts, Machinery, Plows, Harrows, Cultivators, & etc., Drive Well Pipe, Hardwood, Hardware, Harness. *Polk Directory*, Provo City, Utah (p.7).

¹² Bunnell also appears to have had a partnership with A. Eggertson, listed as the Bunnell & Eggertson Co. with assets of \$960 and 40 acres worth \$490. *Polk*, 1891.

¹³ History of Stephen Ithamar Bunnell by granddaughter, Mary Blake Rowley.

¹⁴ History of Mary Elizabeth Gammon Bunnell by Granddaughter, Helen B. Weeks.

¹⁵ Bunnell Family History.

¹⁶ Weeks, Helen, 1990 and 1995.

¹⁷ While the location of the well is unknown the location of two springs are identified; one just south of the house and the other in the north field.

¹⁸ Autobiography of Stephen Samuel Bunnell, compiled by Max J. Blake and Mary Blake Rowley.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

Several owners occupied the house and land during the 1940s and 50s. In 1966 the State of Utah began to purchase the surrounding land and house for the construction of a new campus for Utah Valley State College. Through the efforts of Carol Reed, Associate Dean of Student Services, and Edward J. Nolton, Head of Cabinet Marking Department, Utah Technical College, this home and its surrounding trees were spared from the bulldozer. In 1976, faculty and students began a three-year restoration of the house.²⁶ This work included restoring the original windows and door moldings, installing new cedar shingles, and repairing the chimney. An oversized spiral staircase was added in the parlor leading to the attic where skylights were added. The kitchen and bathroom were remodeled with the installation of wood cabinets and antique light fixtures.²⁷ As with the large orchards and farm land, the large barn, chicken coops, sheds, and packing house have been replaced with classrooms and administration buildings. Currently the house is being used by the college as a restaurant.²⁸ The home has been restored and revitalized, using federal training funds, to serve as a reminder of a bygone era and usable facility by the college.

The Bunnell house is one of thirty remaining residences from the Settlement/Farming period, 1877-1919 in Orem. Only six of the residences that retain most of their historic integrity were built prior to 1893. Of these six, only three have unaltered exteriors and reflect the Vernacular styles more common in the early period of settlement in Orem. The Bunnell house is one of the best remaining examples of the early farmhouses reflecting the scattered farm settlement pattern in Orem.²⁹

____ See continuation sheet

²⁶ Federal training funds were used in the restoration. Radish.

²⁷ Luke, Theron H. "Pioneer House Stands Plan and Proud Again, Daily Herald, April 1979.
Radish, Kris. "Old House Saved from Destruction, Restored", Deseret News, April 9, 1979.

²⁸ Radish, Kris. "Old House Saved from Destruction, Restored", Deseret News, April 9, 1979.

²⁹ Hyatt, Kim. A. and Nelson W. Knight. *Reconnaissance Level Survey: Orem City, Utah County, Utah*. Smith Balle Hyatt Architects, Bountiful, Utah, 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 6

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

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United States Department of the Interior
National Park Service

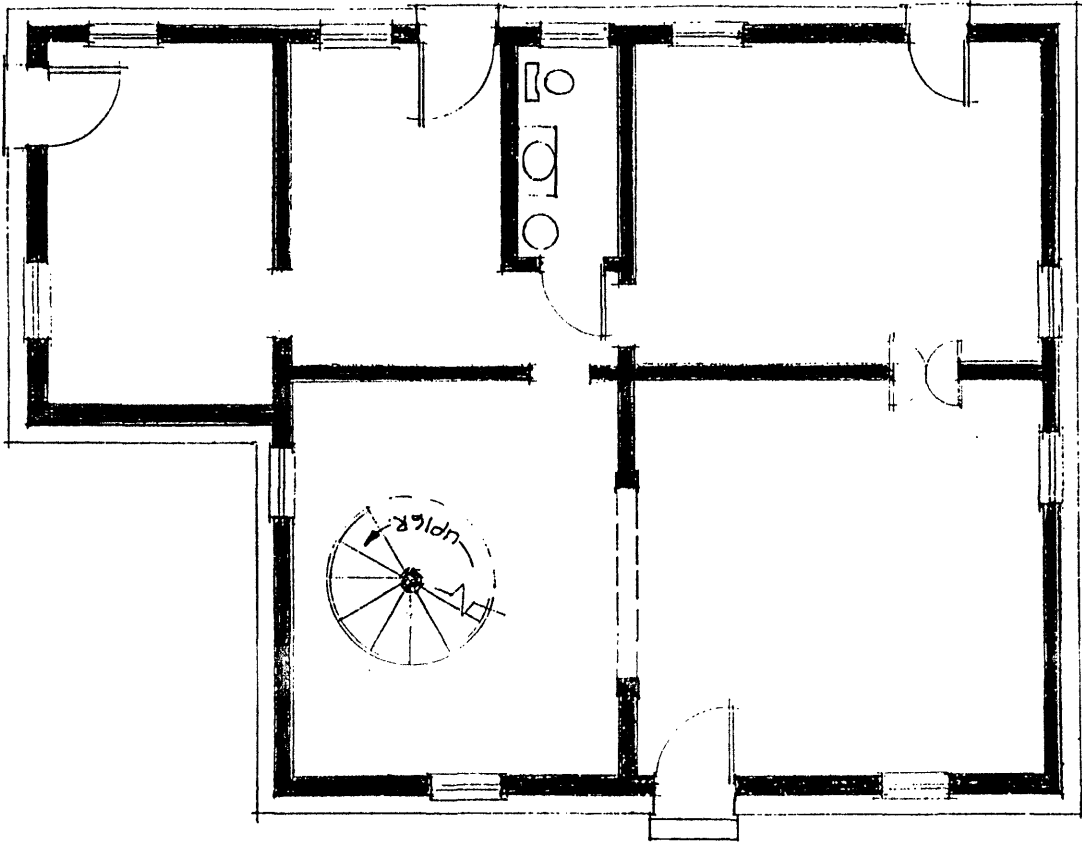
National Register of Historic Places Continuation Sheet

Section No. 9 Page 7

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

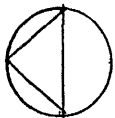
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BUNNELL, STEPHEN AND MARY, HOUSE
Main Floor
Utah Valley State College Campus

No Scale
1979



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 8

Bunnell, Stephen and Mary, House, Orem, Utah County, UT

Common Label Information:

1. Bunnell, Stephen and Mary, House
2. Orem, Utah County, Utah
3. Photographer: Don Southworth
4. Date: May 1996
5. Negative on file at Utah SHPO.

Photo No. 1:

6. Southwest elevation of building. Camera facing northeast.

Photo No. 2:

6. Northeast elevation of building. Camera facing southwest.

Photo No. 3:

6. Detail of window.