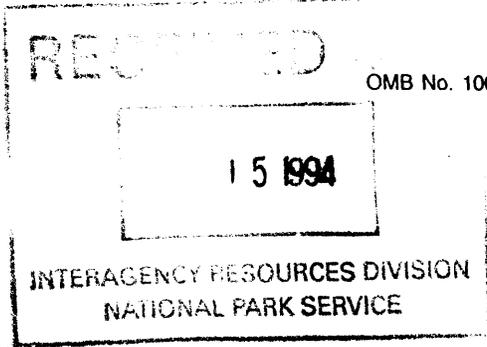


United States Department of the Interior
National Park Service

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 J. M. Bonney House
other names/site number 5CF177

2. Location

street & number 408 Princeton Avenue Not for publication
city or town Buena Vista Vicinity
state Colorado code CO county Chaffee code 015 zip code 81211

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 Edmund [Signature] November 9, 1994
Signature of certifying official/Title Date
State Historic Preservation Office
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 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:)
Edson B. Beall Signature of the Keeper Entered in the National Register 12.19.94 Date of Action

J. M. Bonney House

Name of Property

Chaffee County, CO

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	
3	0	buildings
0	0	sites
0	1	structures
0	0	objects
3	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

N/A

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 VICTORIAN: Gothic

Materials
(Enter categories from instructions)

foundation BRICK

walls WOOD: Weatherboard

roof ASPHALT

other WOOD

Narrative Description

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

J. M. Bonney House
Name of Property

Chaffee County, CO
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

Period of Significance

1883

Significant Dates

1883

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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:

J. M. Bonney House
Name of Property

Chaffee County, CO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 3	4 0 1 3 4 0	4 2 9 9 8 8 0
	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.)

Boundary Justification

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

11. Form Prepared By

name/title Andra L. Hendrie (& H. Wilson, OAHP)

organization _____ date 7-2-94

street & number 408 Princeton Ave. telephone (719) 395-8190

city or town Buena Vista state CO zip code 81211

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 Randal W. and Andra L. Hendrie

street & number 408 Princeton Ave. telephone _____

city or town Buena Vista state CO zip code 81211

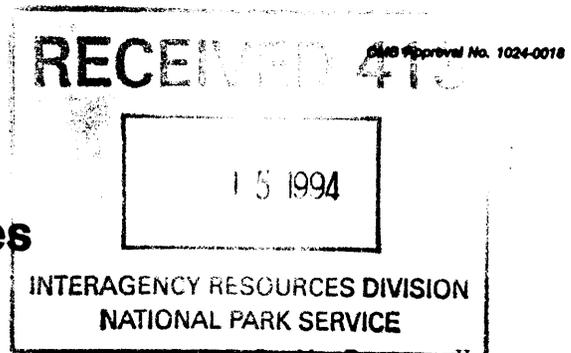
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 number 7 Page 1



J. M. Bonney House
Buena Vista, CO

DESCRIPTION

The J. M. Bonney House is a one-and-a-half story, frame, Carpenter Gothic residence with an irregular plan and a steeply pitched intersecting gable roof. The walls are weatherboard, the foundation and chimneys are brick, and the roof is asphalt shingle. Gingerbread vergeboards and roof cresting are used liberally on this house, which is located in a residential section in the town of Buena Vista. The facade includes a porch and two bay windows each topped with a concave roof and balustrade. The building is in good condition, having undergone little alteration since its construction.

The house is located in a neighborhood of mostly older homes on one acre lots with wide streets and mature cottonwood and pine trees. The home sits on a corner lot with Cottonwood Creek running along the back of the property. In addition to 22 pine trees of five different types and cottonwood trees over fifty feet tall, there are apple trees, crab apple trees, chokecherry bushes and a large privacy fence on each side of the back yard. Lilac bushes line the west side of the driveway and honeysuckle bushes are on the east side of the yard.

The Bonney House faces south and this "gabled-L" facade is the most ornate. The small porch runs partially along the side gabled section and frames a paneled door and a pair of tall narrow windows. Slender chamfered posts with decorative brackets incised with a fleur-de-lis motif support a bracketed frieze and the roof. The porch roof is concave in shape and topped with a balustrade. Two beveled bay windows, one adjacent to the porch and the other on the intersecting gabled end, receive the same frieze and roof treatment as the porch. Above the bay window on the gabled end is a large window opening comprised of two tall narrow windows. A fleur-de-lis finial and gingerbread vergeboards trim the gabled edges. Two steeply pitched gabled dormers punctuate the side gable roof and are decorated with vergeboard, roof cresting, and fleur-de-lis finials. The pair of windows in each of these dormers is highlighted by a decorative carved wood window head.

The east elevation includes a one-and-a-half-story gabled end and a one-story flat roof section. The gabled end, decorated with vergeboard and a finial, has a centrally located window on each level. Both windows have decorative surrounds and a window box. The flat roof portion of the building, which contains the kitchen, also has a window with a decorative surround.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

J. M. Bonney House
Buena Vista, CO

DESCRIPTION (continued)

Off the flat roof section on the north elevation is a shed roof addition that encloses the rear porch. Large fixed sash windows and sliding glass doors were added with the current owner's remodeling of this back porch. A small chimney and a shed roof dormer project from the side gabled roof. The dormer has a door that allows access to the flat roof over the kitchen. Two windows with decorative surrounds flank an exterior chimney on the upper portion of the gabled end. Three concrete steps lead down from the sliding glass doors to a large concrete pad. On the east side of the pad is a cellar door that provides access to the furnace room and the boiler. The boiler is original having been converted from coal to natural gas in the 1960s.

The west elevation is marked by a rock and concrete stoop that leads from the driveway to an entrance with french doors. Near this entry is a window opening with a decorative surround, a window box and a pair of tall narrow windows.

All the windows in the historic portion of the building are rectangular, wood frame, double hung sash. These windows have one-over-one light, with the sole exception being the upper story window of the east elevation which has a two-over-two configuration.

Significant interior features include eleven foot high ceilings with plaster moldings and designs, arched entries, a black marble fireplace, and a staircase that curves at the top to show off stained glass windows of red and blue. Most of the walls are are lath and plaster and original hardwood flooring is still evident.

Two other buildings and one structure are included in the nomination.

The rectangular plan, front-gabled roof garage has clapboard siding, a wood shake shingle roof, original double doors, and a dirt floor. The exact date of construction is not known, although it is believed to be the same age as the house. One interesting interior feature of this building, reflecting the "mortuary years," is the extra storage area that was created by laying boards across the ceiling joists. These boards, some of which are stamped 1935, were pulled from crates designed to hold coffins.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3J. M. Bonney House
Buena Vista, CO

DESCRIPTION (continued)

Towards the rear of the property, not far from the creek, is a small hipped roof building. The date of construction is not known, but it is believed to be contemporaneous with the garage as it shares a similar method of construction--clapboard siding with cornerboards and a wood shake shingle roof. While it now has a concrete slab floor and is called a playhouse by the current owners, an old inventory form identified this building as a pumphouse.

Closer to the house is an octagonal-shaped structure with latticework that serves as a gazebo. Chamfered posts support an eight-sided roof and cupola. Concrete block piers form the foundation for the wood floor. As this structure was built in 1994, it is considered noncontributing.

Alterations

The most notable alteration to this corner lot house is the enclosed porch on the north elevation. However, it is not readily visible from either street. From examining the brick foundation in the cellar, it is apparent that a rear porch was an original feature of the house. However, each subsequent owner remodeled the porch by enclosing it, making this 1993 rendition the latest of several changes. A 1959 photograph shows only a small section of the original front porch balustrade remaining; the missing portions were recreated in the 1960s with balusters that are very similar to but do not match exactly the original. Missing pieces of the wooden roof cresting were reconstructed in 1992. Asphalt shingles replaced the wooden ones sometime after 1978. Interior alterations include remodeling the kitchen in 1965 and 1979 and updating the fixtures in the downstairs bathroom in 1979. In 1964, an upstairs bathroom was created out of a storage closet. None of these changes have impacted the integrity of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

J. M. Bonney House
Buena Vista, CO

SIGNIFICANCE

The Bonney House meets National Register criterion C for its architectural significance as a well-preserved example of Carpenter Gothic. Elements of the style readily seen in this building include the steeply pitched roof with steep cross gables, the gables decorated with lacy vergeboards and finials, the wall surface extending into the gable without a break, the wood cutouts above the rectangular windows of the dormers, the one-story porch, and the full-scale bay windows on the first floor.

Gothic Revival architecture came to America from England and by the 1830s a growing interest in the romantic movement combined with a dissatisfaction with the restraints of classical architecture transformed the style into a popular movement. America's most prolific Gothic Revival architect was Alexander Jackson Davis. His plans for houses and cottages, dominated by Gothic examples, were distributed by Andrew Jackson Downing in his very successful pattern books. Asymmetrical house plans allowed flexible room arrangements and created striking exterior silhouettes.

Dotting the countryside in the 1840s and 1850s, these picturesque cottages promoted by Downing and Davis continued to be built long after the Civil War in some areas. Gothic Revival was considered inappropriate for urban dwellings by its two promoters, who stressed its suitability as a rural style. The style was seldom applied to urban houses as its wide porches and high multiple gables did not lend itself to narrow urban lots.

The widespread availability of wood and the newly perfected scroll saw created a delightful national adaptation known as Carpenter Gothic. Fanciful decorative elements of wood applied to roof-wall junctions, porches and windows became a dominant feature of this subtype of the Gothic Revival style. Elaborate vergeboards forming an inverted V underneath the steeply-pitched gabled eaves, often topped with a finial, became a distinctive feature of the Carpenter Gothic house. Cut-out patterns were frequently used on or above rectangular windows to create an arched look. (Rather than creating the typical pointed arch look, the cut-outs above the two dormer windows in the Bonney house are fashioned in a flatter, more Tudor-inspired design.)

The town of Buena Vista has two other examples of Carpenter Gothic. Grace Episcopal Church, listed on the National Register, and Saint Rose of Lima Church both possess many of the characteristic of the style. However, neither church has the decorative vergeboards that are present in such abundance on the Bonney House.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5J. M. Bonney House
Buena Vista, CO

HISTORY

Founded by silver prospectors, Buena Vista was incorporated in 1879. The following year, an election changed the Chaffee County seat from Granite to Buena Vista. The town of Granite was reluctant to give up this status, which forced a group of Buena Vista citizens to charter a locomotive with a flat car and remove the county records in the middle of the night. (Buena Vista remained the county seat until 1928, when it was moved to Salida.) The town was at the center of productive mining country.

That same year (1880) the Denver, South Park and Pacific Railroad arrived in town. The arrival of a railroad meant easier accessibility to lumber and decorative detailing. This is evident in an 1880s William H. Jackson photograph of the town's railroad yard showing the Buena Vista Land Company office building with ornate vergeboard. (Unfortunately the building no longer exists.) The town was the terminus of the railroad until the extension to Leadville was completed. Passengers bound for the mineral-rich Leadville area were required to detrain and take a stage coach to their final destination.

In 1881 a smelter and ore sampling works was built and the following year, construction on the courthouse and jail began. The Bonney House was built in 1883 for banker Josiah Morris Bonney. He established the First National Bank of Buena Vista in 1900 and was its president. In 1897, he married Eugenia Brown. Eugenia was one of four daughters of Mr. Brown, a partner in a local mercantile operation. The Bonneys were described as a "handsome, charming and elegant couple, unquestionably the social arbiters of Buena Vista," who "entertained beautifully in their handsome large home by the river."

Bonney died in 1923 and the following year Eugenia married a retired military doctor, Frederic Gillette. In 1933 the Gillettes sold the house to L. B. Stewart who converted the house to a mortuary. Stewart operated the mortuary from 1933 until 1943. Upon Stewart's retirement, his sons continued the operation. The building remained in the Stewart family until they lost it to taxes in 1959 to Delbert Hawkins. James and Diane Bails purchased the home in 1965 and David and Lucienne Ireland bought it in 1979. The current owners, Randal and Andra Hendrie, purchased the property in 1992.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 6

J. M. Bonney House
Buena Vista, CO

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National Register of Historic Places
Continuation Sheet

Section number 10 Page 7

J. M. Bonney House
Buena Vista, CO

VERBAL BOUNDARY DESCRIPTION

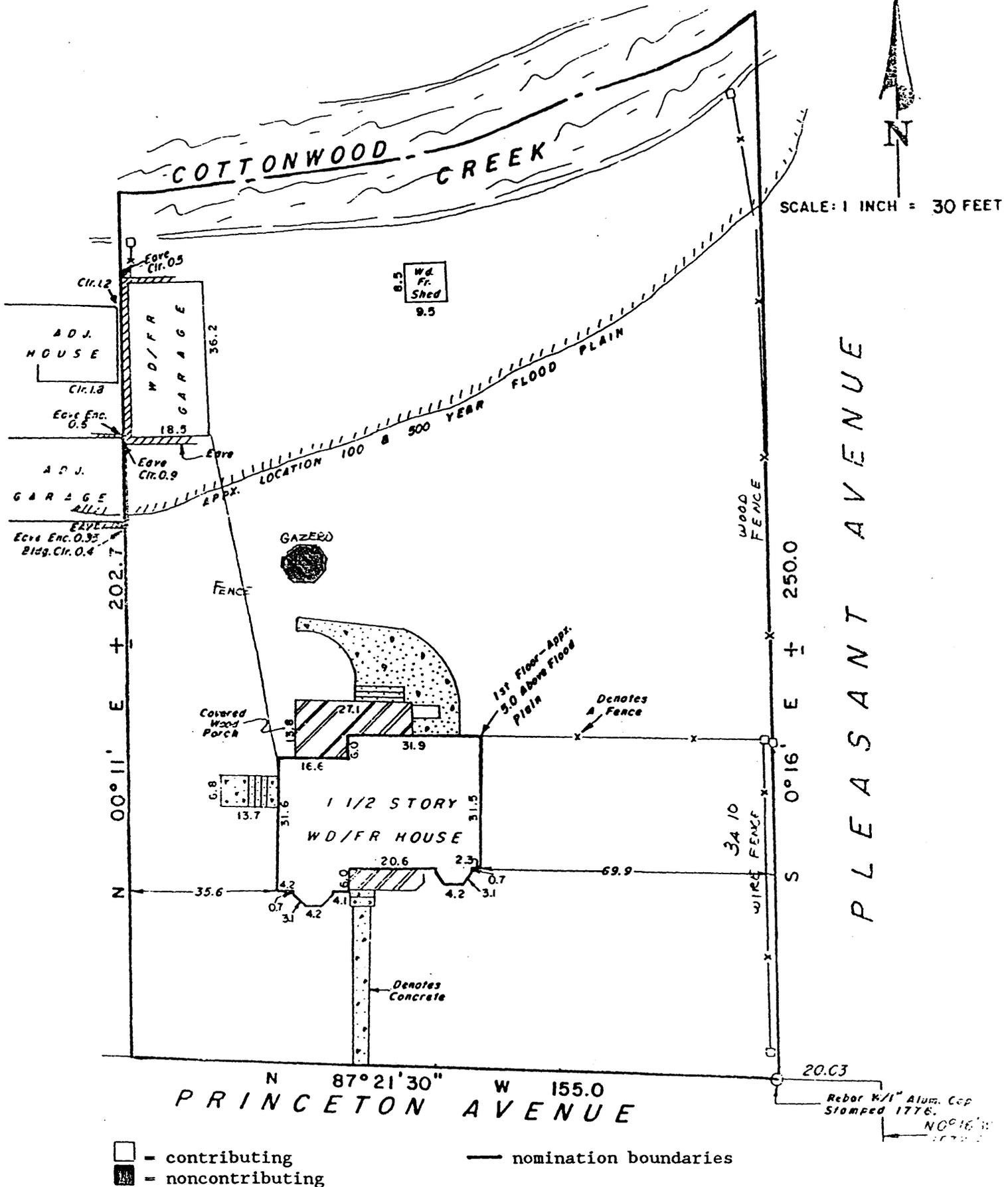
A tract of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 8, Township 14 South, Range 78 West of the 6th Principal Meridian, within the Town of Buena Vista, Chaffee County, Colorado, being described as follows:
Commencing at the South Quarter Corner of said Section 8; thence North 0°16' West along the centerline of said Section 8 a distance of 1572.2 feet to the north line of Princeton Avenue projected; thence North 87°21.5' West a distance of 20.03 feet to the intersection of the west line of Pleasant Avenue with the North line of Princeton Avenue, the point of beginning of the tract herein described; thence proceeding around the tract continuing North 87°21.5' West along the north line of Princeton Avenue a distance of 155.0 feet; thence North 0°11' East a distance of 202.7 feet, more or less, to the centerline of Cottonwood Creek; thence Northeasterly along the centerline of Cottonwood Creek to the west line of Pleasant Avenue; thence South 0°16' East along said west line of Pleasant Avenue a distance of 250.0 feet, more or less, to the point of beginning.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel of land historically associated with the Bonney House.

BONNEY HOUSE

Buena Vista, Chaffee County, Colorado



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National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page 8

J. M. Bonney House
Buena Vista, CO

PHOTOGRAPH LOG

Information common to all photographs:

J. M. Bonney House
Buena Vista, Chaffee County, Colorado
photographer: Andra Hendrie
date: July 1994
location of negative: 408 Princeton Avenue, Buena Vista

photograph

- #1 front of house; camera facing northeast
- #2 east side of house; camera facing west
- #3 west side of house; camera facing east
- #4 back of house; camera facing southwest
- #5 detail of gable trim; camera facing north
- #6 detail of porch trim; camera facing north
- #7 detail of dormer window; camera facing north
- #8 garage; camera facing north
- #9 playhouse; camera facing north east

