

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 National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name William and Anna Fay House
other names/site number 5CF.2855

2. Location

street & number 201 South Colorado Avenue N/A not for publication
city or town Buena Vista N/A vicinity
state Colorado code CO county Chaffee code 015 zip code 81201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:
national statewide X local

Deputy State Historic Preservation Officer
Signature of certifying official/Title Date
Office of Archaeology and Historic Preservation, History
Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
entered in the National Register determined eligible for the National Register
determined not eligible for the National Register removed from the National Register
other (explain:)
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	4	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	4	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
DOMESTIC/Secondary Structure

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling
COMMERCE/TRADE/Specialty Store
DOMESTIC/Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

Late Victorian/Queen Anne

Materials
(Enter categories from instructions.)

foundation: BRICK
walls: WOOD/weatherboard

roof: ASPHALT

other:

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Narrative Statement of Significance

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The ca. 1882 one-and-a-half-story William and Anna Fay House is an important early example of the Queen Anne style in Buena Vista, Colorado. The frame house is notable for its façade composition with French doors flanking the entrance, heavily ornamented porch, and a pointed arch window on the gable face, as well as its north wall featuring a bay window, door with stained glass, and a second porch with substantial architectural embellishment. The large lot also contains a ca. 1948 garage, as well as a 2003 blacksmith shop and two small historic outbuildings moved to the site in the late twentieth century. The house displays a high level of historic integrity, retaining numerous historic characteristics representative of early Queen Anne-style design in Buena Vista.

Elaboration

The William and Anna Fay House is located in the small mountain town of Buena Vista in Chaffee County, Colorado (Photograph 1). The property, at the southeast corner of Colorado and Cedar streets, includes the frame L-shape Queen Anne-style house, as well as a historic garage, the owner's blacksmith shop, and two historic outbuildings moved to the site. The dwelling has an ornately detailed Queen Anne-style porch on the west facing a large front yard, which includes a curving gravel driveway bordered by white rocks marked with wood gate posts with ball finials at one end (Photograph 2). At the north end of the driveway is a rock-encircled grouping of old lilacs; an old buggy is on display on the driveway in front of the house. Two large boulders are embedded in the earth in a central oval area planted with grass and partially outlined with white rocks; a red paver sidewalk is along its west edge.

Grass lawns are south and north of the house, with the north lawn next to Cedar Street including a young fruit tree protected from foraging deer by a wire enclosure, a vintage horse cart on display, a concrete sidewalk leading from the house to the street, and a large willow tree surrounded by rocks at its base. A vertical board fence clad with license plates is behind the house in front of an open graveled area extending to a large blacksmith shop at the northeast edge of the property. An area enclosed with picket, vertical board, and woven wire fencing and accessed by entrance gates stands southeast of the house and contains buildings, including a garage and two outbuildings moved to the site (a shed and an outhouse); decorative items; and patio furniture. The open south yard features a large lilac within the angle of the ell of the house, as well as a second young tree protected by a wire enclosure, a wood clothesline, and an entrance gate to the fenced area on the east. Most elements of the yard's landscape do not date to the Period of Significance ending ca. 1908. Possible historic features (dates unknown) include the north sidewalk leading from the porch and the lilac at the southwest corner of the house.

The five resources within the nominated area are discussed below. The house is assessed as contributing and the other buildings are evaluated as noncontributing for their presence on the property after the period of significance. Two of the noncontributing resources are quite small in scale and all are set back from the house.

Contributing Resource

House, Map Reference 1, ca. 1882, Building (Photographs 1 through 8)

The one-and-a-half-story Fay House (approximately 49' x 32') faces west and sits atop a raised, painted brick foundation mortared with plaster.¹ The walls, with slender corner boards, are clad in weatherboard siding terminated at the base by a wide skirt board. The boards are held in place with square nails. The cross-gabled roof has composition roofing shingles and overhanging eaves. The original portion of the house is the east-

¹ Owner Gary Rudd states the house's crawl space contains tree stumps left in place when it was built and the joists display mortise and tenon joinery.

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west gabled roof component. Between 1896 and 1902 the house received the front porch and a cross gable extending to the south and rear.

The front (west) features a full-width, projecting, truncated hipped roof porch on the first story (Photograph 3). The porch has a brick base topped by a wood deck, turned wood spindle supports with cut and sawn brackets, a paneled and bracketed frieze, and a spindled balustrade. The off-center entrance to the porch is accessed by two wood steps and elaborated by a small shingled pediment. Tall four-light French doors with glazing above wood panels with central round ornaments flank an off-center entrance with a paneled and glazed wood door with etched glass, a transom, and a highly decorated wood screen. The upper story gable face is clad with weatherboard and displays a central, pointed arch two-over-two-light window with drip molding.²

The north wall toward the west end contains a hipped roof bay window with three one-over-one light double-hung sash wood windows, panels above and below the windows, flared and bracketed eaves, and a brick base (Photograph 4). Toward the east is a small projecting porch with slender turned spindle supports and a hipped roof (Photograph 5). The porch is ornamented with brackets, cut and sawn pendants, a paneled frieze, and a spindled balustrade and has a concrete deck and steps. Facing the porch is an entrance with a paneled wood door featuring a stained glass light and a wood screen like that of the front entrance. East of the porch is a tall double-hung sash wood window with architrave lintel trim. Centered on the roof above is a gabled roof dormer clad with weatherboards containing a central double-hung sash wood window with architrave lintel trim. The upper gable face is clad with decorative shingles.

The rear (east) wall displays a full-height metal chimney that projects through the roof at the north end (Photograph 6). The rear gable face contains a central double-hung sash wood window. At the south end is a one-story enclosed projection extending to the northeast corner, which has a double-hung sash wood window with a decoratively shaped lintel on the north wall. The east wall contains an entrance facing a raised concrete stoop sheltered by a shed roof hood with fan-shaped brackets. A shed roof dormer without windows is on the roof above.

The first story of the south wall of the south gabled roof wing contains a tall two-over-two-light double-hung sash wood window at the east end; a short three-over-one-light double-hung sash wood window at the center; and a horizontal wood window with nonhistoric stained glass lights surrounding a pane of decorative glass and surmounted by a decorative hood with brackets at the west end (Photograph 7). On the upper story a central wood window is composed of nonhistoric small stained glass lights surrounding a rectangular clear light. The west wall of the south wing contains a tall two-over-two-light double-hung sash wood window. The south wall of the west wing displays a small fixed-light wood window with a decorative hood.

Interior. The living room has a drop ceiling currently; the original ceiling above displays an elaborate plaster decoration with extensive floral and foliate ornament, according to current owner Gary Rudd. Original interior features include hardwood floors and pocket doors (Photograph 8).

Alterations during the Period of Significance. Sanborn maps show the house received a front porch on the west and an L-shape addition on the rear and south between 1896 and 1902. Between 1902 and 1908, the north porch was added, based on Sanborn maps. Current owner Gary Rudd, who has completed extensive investigation and maintenance on the house, believes the position of the front entrance door was switched with one of the French doors before 1910. He also believes the entrance door and north door date to the same period. The original four-panel wood door on the west is now used as an interior door. Mr. Rudd believes all of the windows of the south wall also date to the same period, based on examination of the muntins, millwork, and paint on the siding.³

² The 1886, 1890, and 1896 Sanborn maps show the house as a one-story rectangular building with a bay window on the north. A pre-1902 photograph records the house without its front porch and shows the entrance at the south end of the façade, with the two French doors at the north end. The 1902 Sanborn map indicates the west porch and the L-shaped addition at the rear were present. The 1908 Sanborn map depicted the house as one-and-a-half-stories. The existing plaque with the date "1886" on the front gable face is not historic and apparently refers to an estimated date of construction.

³ Gary Rudd, Fay House owner, Buena Vista, Telephone Interview by R. Laurie Simmons, 22 January 2015.

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Alterations after the Period of Significance. The dormer on the east was added in 1997 by the current owners, who also added stained glass to two windows (the west and upper) on the south. Other (dates unknown) alterations appear to include: infill of a window on the east; a shortened central window and a west window filled in and replaced with a shorter window on the first story of the south wall, as well as a shortened window on the upper story of the south wall; and rebuilding of porch bases.⁴ Brick chimneys seen in the pre-1902 photograph of the house are no longer present. The landscape (noted above) also experienced alterations after ca. 1908.

Noncontributing Resources

Garage, Map Reference 2, ca. 1948-49⁵, Building (Photographs 9 and 10)

The one-story rectangular (30' x 20') garage is notable for the mine timbers used in its construction. The building has stucco walls and a front gabled roof with wood shingle roofing, overhanging eaves, and exposed rafter tails. An off-center paneled and glazed wood pedestrian door is on the west wall, which also has a wood window on the gable face and a small nonhistoric shed roof storage projection with horizontal sawn log walls. On the north there is a full-width shed roof nonhistoric vertical board storage projection with an open north wall. The rear wall (east) displays sliding top-hung vertical board garage doors and a six-light wood window on the gable face. A wood window is at the west end of the south wall. The garage is assessed as noncontributing because it was built after the period of significance.

Blacksmith Shop, Map Reference 3, 2003, Building (Photograph 11)

Gary Rudd, a current owner of the house, is a blacksmith who utilizes this building for his business. The tall, rectangular (40' x 28'), one-story, frame blacksmith shop faces north and displays a false front façade fronting the shed roof building. The false front steps up at the center and is crowned by a projecting wood cornice. The lower front wall is clad with board-and-batten siding, while the upper wall has flush horizontal boards. Double vertical board doors with large decorative metal hinges and handles are toward the east end of the wall, sheltered by a shed roof hood. The wall contains five narrow six-light wood windows (four to the west and one to the east). Animal skulls and antlers are attached to the wall, as well as signs. The west wall of the shop is clad with T1-11 panel siding and contains a paneled and glazed wood door sheltered by a shed roof hood at the north end and two six-light wood windows further south. The east wall has an open shed roof projection. The shop is assessed as noncontributing because it was built after the period of significance.

Mom's Cookhouse, Map Reference 4, pre-1963, moved after 1993 (Photograph 12)

This small frame one-story building (9' x 6') was formerly a disinfection station for the Shavano Fish Hatchery. Facing north from the southwest corner of the blacksmith shop, this building displays plywood and board-and-batten walls and a shed roof with overhanging eaves and exposed rafter tails. The north wall has a central paneled and glazed wood door with four lights and a four-light wood window adjacent. The building is assessed as noncontributing because it was moved to this location following the period of significance.

Outhouse, Map Reference 5, pre-1963, moved after 1993 (Photograph 13)

This small frame outhouse (4' x 4') was formerly a U.S. Forest Service building. Clad with wood siding, it has a front gabled roof with wood roofing shingles and a ball finial at the ridge. The building faces northeast, and the front gable end has a vertical board door with a half-moon cutout and metal hinges. The outhouse is assessed as noncontributing because it was moved to this location after the period of significance.

Integrity

The Fay House displays a high level of integrity of location, design, materials, workmanship, feeling, and association. As one of the earliest remaining frame houses erected in Buena Vista, the property retains its original location on a large corner lot, with a wide setback from the street on the west, and is situated near the historic downtown business district where longtime owner William Fay conducted his businesses. A substantial

⁴ Gary Rudd, Telephone Interview, 22 January 2015; Linda Rudd, Fay House owner, Buena Vista, Interview by Thomas H. Simmons and R. Laurie Simmons, 11 October 2011.

⁵ Gary Rudd, Fay House owner, Buena Vista, Interview by Thomas H. Simmons, 9 September 2014.

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level of integrity of its historic design remains, including the scale of the house developed during the Fay ownership, the highly intact appearance of the important west and north façades facing Colorado Avenue and Cedar Street, the ornamentation seen most readily on the porches, and the character-defining features of the Queen Anne style. In terms of integrity of materials, the house retains its raised brick foundation, weatherboard siding attached with square nails, two elaborately ornamented wood porches, and mostly original windows and doors. Brick chimneys seen in a pre-1902 photograph are no longer present; a full-height metal chimney is present on the rear wall. The house displays integrity of workmanship evidencing the craft of the builders, as seen in the paneled and glazed French doors, the elaborate Queen Anne style ornament of the porches, and the variety of windows. The owner states the crawl space under the house still contains wood shavings left by the original builders and the joists display mortise and tenon joinery. The location, design, style, and materials support the integrity of feeling of the house’s historic aesthetic and its representation of a period in Buena Vista’s past development. The house stands as a direct link to that early period of the town’s history and to William W. Fay, its longest owner and one of Buena Vista’s most illustrious and influential citizens. The integrity of setting is impacted by construction of the 2003 blacksmith shop east of the house, addition of two small historic buildings southeast of the house, and presence of landscape features such as nonhistoric fences, the curving drive on the west, and newer plantings. However, these elements do not diminish the other aspects of integrity that convey the character of the property and its significance.

Table 1
Resources within the Nominated Area

Map Reference No.	Historic Resource Name	Resource Type	Contributing Status
1	House (ca. 1882)	Building	Contributing
2	Garage (ca. 1948-49)	Building	Noncontributing
3	Blacksmith Shop (2003)	Building	Noncontributing
4	Mom’s Cookhouse (pre-1963)	Building	Noncontributing
5	Outhouse (pre-1963)	Building	Noncontributing

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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.

Areas of Significance

ARCHITECTURE

Period of Significance

ca. 1882-ca. 1908

Significant Dates

ca. 1902

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance for Criterion C is ca. 1882 (the approximate year the house was erected) to ca. 1908 (the approximate year the north porch was constructed, as indicated on Sanborn maps).

Criteria Considerations (justification)

None.

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The ca. 1882 William and Anna Fay House is locally significant under Criterion C in the area of Architecture for its representation of the dwellings built during the first decade of development in Buena Vista and as an important example of local Queen Anne-style design. The front features an unusual pointed arch window on the gable face, suggesting the possible involvement of Buena Vista's first resident architect, Richard Weeks. As one of the more ornately decorated houses of the early days, the building reflected the growing sophistication of the community's architecture. After a remodeling of the west façade between 1896 and 1902, the house became a significant example of Late Victorian/Queen Anne-style residential design, notable for its full-width front porch with full-height turned wood spindle supports with brackets, a shingled pediment, and a decorative frieze.

Elaboration

Criterion C

The William and Anna Fay House is significant at the local level under Criterion C in the area of Architecture for its representation of the dwellings erected during the period of earliest development in Buena Vista. It appears on an 1882 bird's-eye-view drawing of the town three years after its founding. As a result of an early remodeling, the house became an important local example of Late Victorian/Queen Anne style. The house retains the gabled roof, frame walls with weatherboard siding, raised brick foundation, variety of windows (including a bay window, an unusual pointed arch gable window, and tall two-over-two-light double hung windows), and tall French doors dating to the nineteenth century. Following a remodeling by the Fays between 1896 and 1908, the house sported the current elaborately detailed porches and an L-shaped addition at the southeast corner. That work resulted in the dwelling's notable full-width front porch with full-height turned wood spindle supports with brackets, a shingled pediment, and a decorative frieze and the north wall's similarly styled porch. The high degree of integrity the house exhibits makes it an outstanding example of the Queen Anne style in Buena Vista.

Construction of the House and Early Owners

Permanent development in the vicinity of Buena Vista in central Colorado began in the early 1860s when farmers, ranchers, and former prospectors homesteaded lands in the vicinity, which was then part of Lake County. By the late 1870s economic conditions influenced by mineral discoveries in the area, prosperity in Lake County's Leadville mining district, and construction progress of the Denver, South Park & Pacific Railroad, encouraged creation of a townsite. In 1879 Maj. William Marsh Kasson, a well-connected mining operator representing Denver investors, organized the Buena Vista Land Company to establish a town on the Arkansas River near its confluence with Cottonwood Creek in the shadow of Mount Princeton. He contacted local settlers to acquire the necessary land, received donated acreage from property owners in exchange for stock in the company, and proceeded to divide the land into blocks and lots in August of that year.⁶ With the rapid development typical of many frontier towns as railroad lines approached, Buena Vista received a post office and incorporated in September. In October it elected public officials and passed its first ordinance, a measure "to prevent the carrying of concealed weapons."⁷ Late in November a newspaper article reported three hundred town lots sold and fifty buildings in the process of construction.⁸ By 1880 the population rose to 2,141, including those attracted by the area's mining and agricultural potential, service by two railroads,

⁶ *Fairplay Flume*, 12 February 1880, 2; George G. Everett and Wendell F. Hutchinson, *Under the Angel of Shavano* (Denver: Golden Bell Press, 1963), 475. The name Buena Vista, suggested by Alsina Dearheimer who donated a portion of her land for the townsite, means "beautiful or grand view" in Spanish; the townspeople favored an Americanized pronunciation.

⁷ *Chaffee County Republican*, 31 August 1923.

⁸ *Denver Rocky Mountain News*, 29 November 1879, 8.

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magnificent scenery, “delightfully equable climate,” and the restorative qualities of the nearby hot springs.⁹ At the end of the year the town secured additional status as the Chaffee county seat, wresting the honor from Granite.

The first recorded owners of the nominated house arrived in Buena Vista during these early settlement days.¹⁰ The 1880 U.S. Census reported Eugene L. and Katie E. Pease living on Cedar Street, and the house appears on an 1882 “Bird’s Eye View of Buena Vista” (see Figure 1).¹¹ Eugene Pease, a native of New York born about 1846, previously lived in Wyoming Territory, where he was employed as a lumberman. In Buena Vista he worked as a miner and lived with his wife, Katie, born in 1860 in Minnesota. It appears the couple claimed and/or lived on the site before acquiring a legal title to the land from the Buena Vista Land Company for \$200 in March 1882.¹² In the same month, Eugene Pease sold a quit claim deed to the property to A.C. Dake for \$3,500, a large sum indicating the desirability of the property and the prosperity of the area.

As shown on the 1882 Bird’s Eye View, 1886 Sanborn map, and a pre-1902 historic photograph (see Figures 1 through 3), the house was a one-story, gabled roof, rectangular frame dwelling set back from the street on the west. The façade facing north onto Cedar was considered the front (the address given in the 1880 and 1900 censuses reflects this) and featured the existing bay window and an entrance facing a sidewalk intersecting the street. The rear wall had a door at the south end. The pre-1902 photograph records the house as modest in scale, but displaying an unusual design on the west, with two sets of French doors with decorative panels extending almost the full height of the first story and a similarly tall entrance with a door surmounted by a transom at the south end. The center of the gable face displayed a tall pointed arch window.¹³

The somewhat elaborate and unusual original design of the west façade suggests it was possibly the work of Buena Vista’s first resident architect, Richard Weeks, whose two other known buildings in the area (the 1881 Nathrop School, 5CF.148, and his own dwelling at 111 Tabor Street in Buena Vista, 5CF.2871) also included tall pointed arch elements (a similar window on the house and what is today a blank window on the school). Weeks, born in 1833 in Prince Edward Island, Canada, immigrated to the United States in 1880 and appeared in the census of Buena Vista in that year, which listed him as an architect. An 1883 advertisement in the Buena Vista Democrat announced, “R. Weeks & Co., Architects and Builders are prepared to furnish plans, designs and specifications at reasonable rates and will contract for buildings and furnish all materials.”¹⁴ His wife and children moved to Colorado, but resided in Denver where son William Henry Weeks graduated from the Brinker Collegiate Institute in 1885. In that year the family relocated to Wichita, Kansas, and Richard worked as a builder and designer, with William under his tutelage. The family soon relocated to Tacoma, Washington, and about 1894 moved to Watsonville, California, where William worked as an architect and Richard a contractor. William’s career as an architect flourished in California, where he had offices in several cities and designed hundreds of buildings, including courthouses, residences, business blocks, hospitals, schools, hotels, and many Carnegie libraries.¹⁵ His philosophy, no doubt influenced by his father, was that “plans must serve very

⁹ *Fairplay Flume*, 12 February 1880, 2 and *Leadville Daily Herald*, 1 January 1881, 8. The Denver and South Park and the Denver & Rio Grande arrived in 1880; the Colorado Midland built through Buena Vista in 1887.

¹⁰ Linda Rudd, a current owner of the house, has heard that it was built in 1878 by a church pastor who got into difficulties and had to dispose of it. A copy of a letter written in 1895 by William W. Fay to his wife Anna appears to refer to a stove in the house dating to 1878. However, Chaffee County Clerk records do not indicate an owner of the property before the Buena Vista Land Company, which sold it to the Peases in 1882.

¹¹ J.J. Stoner, “Bird’s Eye View of Buena Vista, Colorado, 1882,” Library of Congress, Washington, D.C., www.loc.gov, accessed 6 November 2014.

¹² After listing the Peases on Cedar Street (the original address), the census taker began recording people on Market Street (now Colorado), which intersects Cedar on the west boundary of the property.

¹³ As noted in Section 7, the entrance door was moved to the center of the west wall in the opening for a French door and the French door was relocated to the entrance door’s former location at a point in the past. Gary Rudd believes the switching of doors occurred in the 1900s based on his examination of the materials and evidence they came from a local supplier of the time.

¹⁴ *Buena Vista Democrat*, 17 May 1883, 1.

¹⁵ Betty Lewis, *W.H. Weeks: Architect* (Fresno: Pioneer Publishing Co., 1985).

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plain and practical ends and in all cases design must be well within the scope of local craftsmanship.”¹⁶ Richard passed away in 1910. Upon his death in 1934 the younger Weeks was described as “a prominent California architect” and “a genuinely great architect.”¹⁷

After purchasing the property from the Peases, Alvin Chamberlain Dake may have rented it to others for at least part of his tenure.¹⁸ Dake, born in Allensburg, New York, in 1849, worked with his father in a lumber business before starting a venture selling coal and wood. He arrived in the Breckenridge mining district in Colorado in 1877 and moved to Leadville in 1878. During the summer of that year he began manufacturing charcoal used by smelters, a trade in which he made his fortune. In 1883 he founded the town of Dake in Park County, where he built a charcoal furnace with a capacity of one million bushels annually and employed hundreds of workers, furnishing charcoal to smelters in Buena Vista and Dake. He was reported to be the largest charcoal dealer in the state. The *Buena Vista Democrat* mentioned Dake made \$50 in improvements to this property in 1885.¹⁹ Two years later the Dake family moved permanently to Denver, and in 1891 they built a mansion on Logan Street at a cost of more than \$30,000. A.C. Dake established another charcoal furnace at Maxville, New Mexico, with a capacity of 800,000 bushels in 1892. He invested much of his charcoal profits in real estate and also started a large cattle business. Dake died in Denver in 1902, when he was described as “the pioneer charcoal manufacturer of Colorado and one of the wealthiest men in the state.”²⁰

William and Anna Fay

William W. and Anna Fay, who acquired the house from Dake in 1886, had a lengthy association with the property and initiated the important historic remodeling of the house.²¹ Anna M. Fay, a pioneer resident of Buena Vista, acquired the residence from A.C. Dake for \$1,000 in 1886. Mrs. Fay (née Flannery), was born in Belvidere, Illinois, in 1848, and married William Wines Fay in Wisconsin in 1867. Her husband was a native of Skaneateles, New York, born in 1846. He learned the printer’s trade starting at age eleven and eventually became superintendent of the Syracuse Daily Courier Printing Company. In 1878 the couple moved to Colorado, where William first took a job as foreman in the job department of the *Denver Times*.²² The Fays settled in the new town of Buena Vista in 1880. The current owners of the house, Gary and Linda Rudd, have heard that the couple acquired the house with the intention of making it their residence as well as a stop for travelers. A longtime resident of Cedar Street reported Anna Fay prepared meals with the assistance of another woman who lived across the street. The Rudds believe the large kitchen added at the rear of the house by 1902 resulted from the plan to provide meals. Such services continued until about 1925, according to Gary Rudd. A large upstairs room may have provided space for sleeping, based on objects the owners have found when working on the room.²³

William “Billy” Fay’s first job in Buena Vista was as cashier of the Lake House Hotel; he later became a partner in and then operator of the Grand Park Hotel.²⁴ In 1880 he and a partner also established a saloon, Fay &

¹⁶ Weeks quoted in Suzi Aratin, Redman House, Watsonville, California, National Register of Historic Places Registration Form, 2003.

¹⁷ *Santa Cruz [Evening] News*, 30 April 1936, 2; *Watsonville Evening Pajaronian*, 30 April 1936, 1; *San Jose Mercury Herald*, 30 April 1936, transcripts at “William H. Weeks: Architect Extraordinaire,” <http://freepages.history.rootsweb.ancestry.com>, accessed 5 November 2014.

¹⁸ *Buena Vista Democrat*, 13 March 1884, 4. In 1884 the *Buena Vista Democrat* reported: “Dr. Scott of St. Elmo has leased the Dake property and moved his family to this place. The Doctor will practice in this city.”

¹⁹ *Buena Vista Democrat*, 30 December 1885, 4. The fifty dollars expended in 1885 is equivalent to more than \$10,000 today.

²⁰ *Colorado Springs Gazette*, 6 September 1902, 2; *Denver Times*, 5 September 1902, 2; *Western Architect and Building News*, 2(October 1890)8: 119; U.S. Census, 1880-1900; Denver City Directories 1888-1900; Ronald Wright, descendant of Charlotte Dake, email to R. Laurie Simmons, 8 November 2014.

²¹ It is possible the Fays rented this house from Dake before buying it.

²² O.L. Baskin, *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co., 1881), 515.

²³ Linda Rudd, Interview, 11 October 2011; Gary Rudd, Telephone Interview, 22 January 2015. Use of the house to serve travelers may have necessitated the early relocation of the entrance door, according to Mr. Rudd.

²⁴ *Chaffee County Republican*, 22 February 1924, 3; Baskin, *History of the Arkansas Valley*, 515; *Denver Daily News*, 1 March 1881.

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Hunter, one of the flourishing businesses in the wide open early days of the town. In addition, in 1881 he was the principal owner of the promising Wild Irish Boy mine on Mount Princeton.²⁵ Fay quickly became a leader in civic affairs, gaining election as a town trustee in 1881 and as town clerk the following year. By 1884 he was described as “one of the oldest settlers” and the owner of a business block, a “handsome residence,” and several mines.²⁶ Throughout his life William was described as honorable, straightforward, and working for the town’s interest.²⁷ The couple had two sons, Hilem D. (1887-89), who died in an accident at age two, and William B., born in 1891, who had a long career with the U.S. Forest Service and served as mayor of Sheridan, Wyoming, in 1954-55.²⁸

By 1891 Fay’s saloon offered “all the different brands of wines and liquors representing the most celebrated vintages of the world, and cigars of the best home and foreign productions.”²⁹ He served as the only agent in Buena Vista for Joseph Schlitz’s Milwaukee Lager Beer.³⁰ William was described as “the genial proprietor who is popularly known far and wide . . . a businessman of probity and enterprise,” and a man who “has identified himself with all that pertains to Buena Vista and her future greatness.”³¹ Fay also participated in the physical development of the town, erecting houses and commercial buildings with a partner.

In civic life William Fay continued to make an impact for many years and was called upon whenever good judgment, integrity, and sound accounting practices were required. He served as an officer in the town hose company and later became the fire department’s secretary and treasurer.³² Fay filled the offices of county clerk and recorder (1894-1909), president of the school board, manager of the opera house, town clerk, deputy county assessor and county clerk, superintendent of the water works, and town trustee during the 1890s.³³

One of the celebrated days in Buena Vista’s history came when President Benjamin Harrison’s Presidential Train arrived in May 1891. William Fay received the honor of presenting to the president three large trout he and C.P. Struthers caught by fishing at Thompson Lake. Harrison’s representative sent an acknowledgement published in the *Buena Vista Democrat* that read: “Dear Sir, The president directs me to convey to you his thanks for the basket of trout . . . They were served for luncheon on the Presidential Special today and every member of the party pronounced them very fine.”³⁴ Fay displayed a photograph of the trout and soon leased a lake and associated grounds with a partner to turn it into a fishing and hunting resort.³⁵

In 1892 William Fay completed the term for a mayor who died in office and the following year was elected to the position on the Citizens’ ticket.³⁶ The Fays improved their house between 1896 and 1902 as indicated on Sanborn maps and a pre-1902 photograph of the “Residence of William W. Fay, Cedar Street” (see Figures 2 through 4). At that time the house received an elaborate porch on the west and an L-shaped addition at the southeast corner and presumably received its north dormer. Once the new porch was completed, the house address changed to Colorado Avenue (a small porch on the north was also present, as shown on the 1908 Sanborn map).

The Fays continued to prosper economically and serve the community. William branched into other lines of interest, becoming a founder of the Universal Smelting, Construction and Power Company of Buena Vista, the Twin Lakes Resort and Improvement Company, and the Gold Mining and Leasing Company, among others.³⁷ In his later years he operated the William W. Fay Insurance and Rental Agency, which advertised services

²⁵ *Denver Daily News*, 1 March 1881.

²⁶ *Buena Vista Democrat*, 27 March 1884, 1.

²⁷ *Buena Vista Democrat*, 29 March 1883, 2.

²⁸ *Salida Mail*, 29 December 1931.

²⁹ *Buena Vista Herald*, 15 August 1891, 2; *Buena Vista Democrat*, 16 December 1889, 3.

³⁰ *Buena Vista Democrat*, 23 October 1890, 2.

³¹ *Buena Vista Democrat*, 23 October 1890, 2.

³² *Buena Vista Democrat*, 13 December 1888, 3.

³³ *Chaffee County Republican*, 1 January 1932, 1.

³⁴ *Buena Vista Herald*, 16 May 1891, 3.

³⁵ *Buena Vista Herald*, 10 October 1891, 3.

³⁶ *Buena Vista Herald*, 19 November 1892, 3 and 1 April 1893, 2.

³⁷ *Rocky Mountain News*, 13 June 1895, 6 and 7 September 1910, 2; *Denver Post*, 21 June 1907.

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including real estate, notary public, and “broker’s agent for the purchase and sale of stocks and bonds of all kinds.” In 1925 he was still active in town affairs, serving as deputy county clerk.³⁸ After four years of failing health, William W. Fay died on 25 December 1931 in his home at the age of eighty-five.³⁹

Anna Fay continued to live in the house for a decade, then moved to Sheridan, Wyoming, to live with her son William B. Fay and his wife in 1941. She and her son sold the house to Donald G. and Christine Morgan in 1943 and she died in Wyoming in 1946.⁴⁰ An obituary called her “a state pioneer,” noting she was one of the earliest residents of the upper Arkansas Valley.⁴¹ William and Anna Fay are buried in Mt. Olivet Cemetery in Buena Vista.⁴²

Later Owners of the House

Donald Morgan, born in Sierraville, California, in 1895, moved with his parents to Centerville, Colorado, to farm before World War I. By 1920, he lived and farmed in the Brown’s Canyon area of Chaffee County with his wife, Christine (born in Colorado in 1897), and his parents. Christine worked as a public school teacher. The 1930 U.S. Census found the Morgans residing in Granite with their daughter, Donna Jane. Donald’s parents lived next door. At that time, Donald worked as a salesman in his father’s general store and Christine served as the town’s postmistress. The Morgans continued to live in Granite until purchasing the Fay house; he was listed as a highway maintenance worker and Christine as postmistress there in the 1940 U.S. Census. The Morgans sold the Fay house to Sam W. and Edna F. Montgomery in October 1947 and moved to Salida. Carl R. and Naomi Douglas purchased the house the following year. Raymond G. and Mary A. Tuck bought the property in 1961. Subsequent owners included Leslie E. and Delma M. Monk and Jerome L., Norman A., and Esther Safir (see Figure 5). The current owners, Linda and Gary Rudd, purchased the house from Gordon K. and Susan L. Carlson in 1993. Gary Rudd built a blacksmith shop for his business on the property. The Rudds have gained knowledge of the history of the property through speaking with longtime residents of the area, conducting research, and rehabilitating, repairing, and maintaining the residence.

³⁸ *Chaffee County Republican*, 6 October 1925, 7.

³⁹ *Chaffee County Republican*, 1 January 1932, 1.

⁴⁰ *Chaffee County Republican*, 23 August 1946, 1.

⁴¹ [Steamboat Springs] *Steamboat Pilot*, 22 August 1946, 1.

⁴² *Chaffee County Republican*, 23 August 1946, 1.

William and Anna Fay House
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Baskin, O.L. *History of the Arkansas Valley, Colorado*. Chicago: O.L. Baskin & Co. 1881.

Buena Vista Democrat.

Buena Vista Herald.

Buena Vista Heritage Museum. Buena Vista, Colorado. City directories and telephone books; photographs; maps; and other historic record collections.

Chaffee County Assessor. Real Property records and appraisal cards. Salida, Colorado.

Chaffee County Clerk and Recorder. Grantee/Grantor books and town lot books. Salida, Colorado.

[Buena Vista] *Chaffee County Democrat*.

[Buena Vista] *Chaffee County Republican*.

[Buena Vista] *Colorado Democrat*.

[Buena Vista] *Colorado Republican*.

Everett, George G. and Wendell F. Hutchinson. *Under the Angel of Shavano*. Denver: Golden Bell Press, 1963.

Fairplay [Colorado] *Flume*.

Lewis, Betty. *W.H. Weeks: Architect*. Fresno: Pioneer Publishing Co., 1985.

Rudd, Gary. Buena Vista, Colorado. Interview by Thomas H. Simmons. 9 September 2014.

_____. Telephone Interview by R. Laurie Simmons. 22 January 2015.

Rudd, Linda. Buena Vista, Colorado. Interview by Thomas H. Simmons and R. Laurie Simmons. 11 October 2011.

Sanborn Fire Insurance Company. Maps of Buena Vista. 1883-1926, rev.

Simmons, Thomas H. and R. Laurie. Colorado Architectural Inventory Form for Pease/Dake/Fay House, 5CF.2855, 201 S. Colorado Avenue. October 2011.

Stoner, J.J. "Bird's eye view of Buena Vista, Colo., County seat of Chaffee County. 1882." Madison, Wisconsin, 1882.

U.S. Census Bureau. Census of Population. Manuscript returns. Chaffee County, Colorado. 1870-1940.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Buena Vista Heritage

Historic Resources Survey Number (if assigned):
5CF.2855

10. Geographical Data

Acreage of Property Less than 1

Provide latitude/longitude coordinates OR UTM coordinates.

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(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

1	<u>38.841816</u> Latitude:	<u>-106.128452</u> Longitude:	3	<u></u> Latitude:	<u></u> Longitude:
2	<u></u> Latitude:	<u></u> Longitude:	4	<u></u> Latitude:	<u></u> Longitude:

OR

UTM References

NAD 1927 or X NAD 1983

1	<u>13</u> Zone	<u>402067</u> Easting	<u>4299828</u> Northing	3	<u></u> Zone	<u></u> Easting	<u></u> Northing
2	<u></u> Zone	<u></u> Easting	<u></u> Northing	4	<u></u> Zone	<u></u> Easting	<u></u> Northing

Verbal Boundary Description (describe the boundaries of the property)

The nominated area comprises Lots 1 through 3, inclusive, Block 11, Buena Vista Original Town, Chaffee County, Colorado.

Boundary Justification (explain why the boundaries were selected)

The boundary includes all of the parcel historically associated with the house and its outbuildings.

11. Form Prepared By

name/title	<u>R. Laurie Simmons and Thomas H. Simmons, Historians (for property owners)</u>		
organization	<u>Front Range Research Associates, Inc.</u>	date	<u>30 January 2015 (Revised)</u>
street & number	<u>3635 W. 46th Avenue</u>	telephone	<u>303-477-7597</u>
city or town	<u>Denver</u>	state	<u>CO</u> zip code <u>80211</u>
e-mail	<u>frraden@msn.com</u>	website	<u>www.frhistory.com</u>

Property Owner: (complete this item at the request of the SHPO or FPO)

name	<u></u>		
street & number	<u></u>	telephone	<u></u>
city or town	<u></u>	state	<u></u> zip code <u></u>

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: William and Anna Fay House

City or Vicinity: Buena Vista

County: Chaffee State: Colorado

Photographer: Thomas H. Simmons

Date Photographed: October 2011 and September 2014

Number, camera direction, description of photographs, and date photographed:

- 1 of 13, view east-southeast, front (west) and north wall of house (Map Reference 1), September 2014.
- 2 of 13, view east-northeast, front (west) of house (Map Reference 1) and grounds, October 2011.
- 3 of 13, view east-northeast, front (west) of house (Map Reference 1), October 2011.
- 4 of 13, view south-southeast, north wall of house (Map Reference 1), September 2014.
- 5 of 13, view south-southeast, porch detail north wall of house (Map Reference 1), October 2011.
- 6 of 13, view southwest, rear (east) and part of north wall of house (Map Reference 1) (a vertical board fence using the fence posts shown in this image is now in place partially obscuring the rear; this view was selected to better show this side of the house), October 2011.
- 7 of 13, view north-northeast, south wall of house (Map Reference 1), September 2014.
- 8 of 13, view west-southwest, pocket doors between dining room and living room, interior of house (Map Reference 1), September 2014.
- 9 of 13, view east-northeast, west wall of garage (Map Reference 2), October 2011.
- 10 of 13, view northwest, south and rear (east) walls of garage (Map Reference 2) with the blacksmith shop (Map Reference 3) in the background at right, October 2011.
- 11 of 13, view southeast, front (north) and west walls of the blacksmith shop (Map Reference 3), October 2011.
- 12 of 13, view southeast, front (north) and west walls of Mom's cookhouse (Map Reference 4), October 2011.
- 13 of 13, view south-southeast, front (north) and west walls of the outhouse (Map Reference 5), October 2011.

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Historic Figure Log

1 of 5, The south and east walls of the Fay House (arrow) is shown on the 1882 bird's-eye-view map of Buena Vista at the southeast corner of Cedar and Colorado. The Main Street commercial area is at the top right in this view west-northwest. Courtesy of Library of Congress, J.J. Stoner, "Bird's eye view of Buena Vista, Colo., County seat of Chaffee County. 1882," Madison, Wisconsin, 1882.

2 of 5, The 1886 Sanborn fire insurance map (the first to cover this area) shows the Fay House as a rectangle with a bay window on the north wall. The 1890 and 1896 maps show the same configuration. Cedar Street is to the top and Market (Colorado) Street is to the left. Courtesy of University of Colorado, Building Colorado Story by Story: The Sanborn Fire Insurance Map Collection, Buena Vista, Colorado, 1890, libcudl.colorado.edu.

3 of 5, By the time of the 1902 Sanborn map the house had gained a full-width west porch and an L-shaped addition on the south and east. The north porch is shown on the 1908 Sanborn map. Courtesy of University of Colorado, Building Colorado Story by Story: The Sanborn Fire Insurance Map Collection, Buena Vista, Colorado, 1902, libcudl.colorado.edu.

4 of 5, This image (view east-southeast) provides a good view of the front and north wall of the house. The undated photograph is pre-1902 since the front porch is not present. Courtesy of *Chaffee County Republican*, 31 August 1923.

5 of 5, This 1970s-80s Assessor appraisal card shows the north wall of the house with the garage in the distance to the left (view southeast). Courtesy of Chaffee County Assessor, Salida, Colorado.

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Figures

Include GIS maps, figures, scanned images below.

Location Map from Google Earth



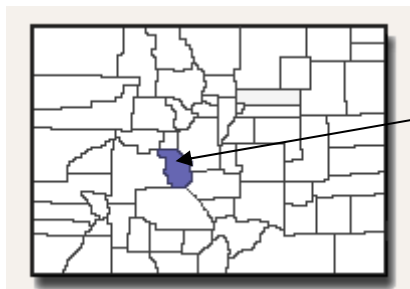
The labeled box indicates the location of the nominated resource which has the following coordinates:

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Longitude: -106.128452

Image Date: 27 September 2013

Datum: WGS84



State Perspective:
Fay House

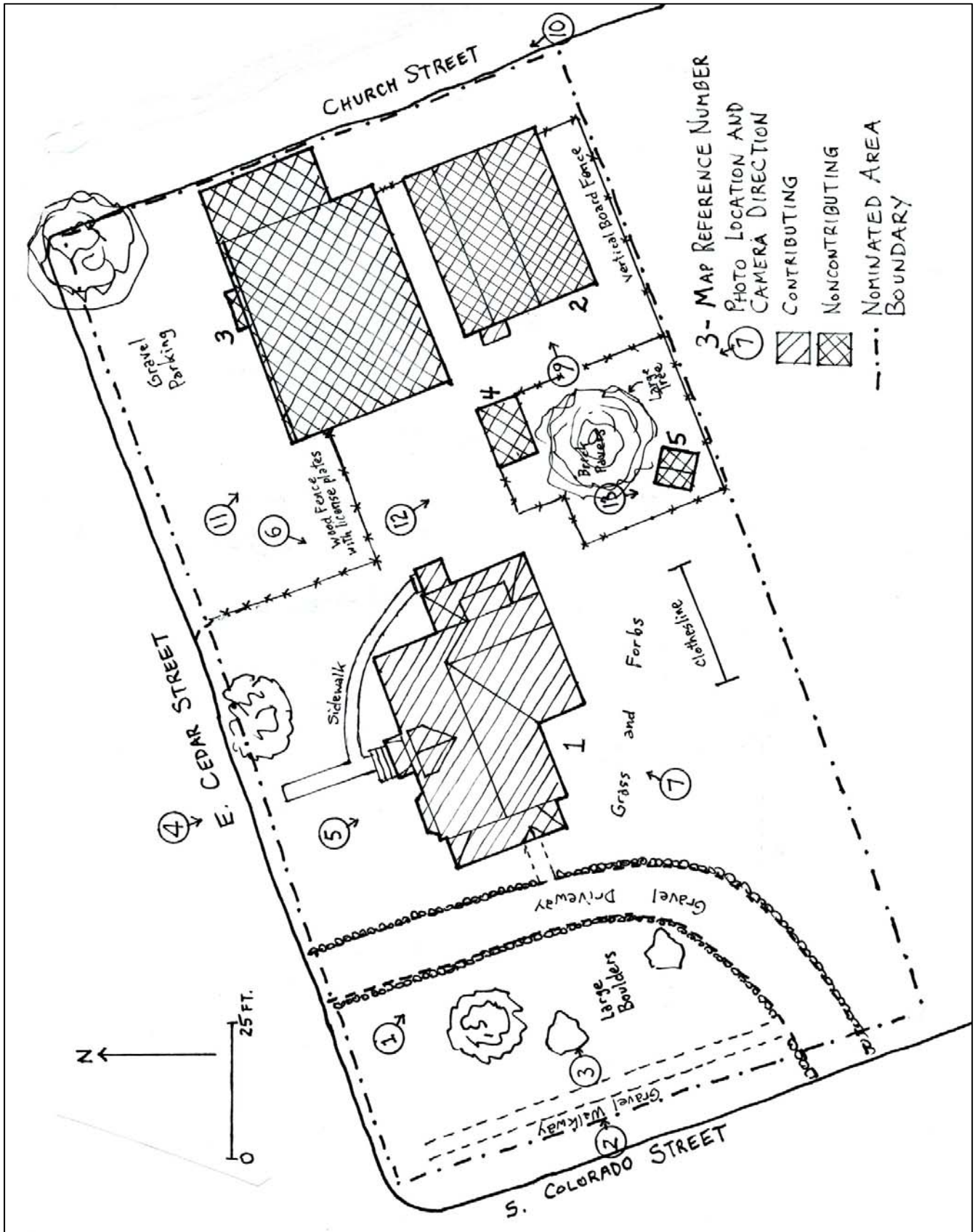
William and Anna Fay House

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Sketch Map



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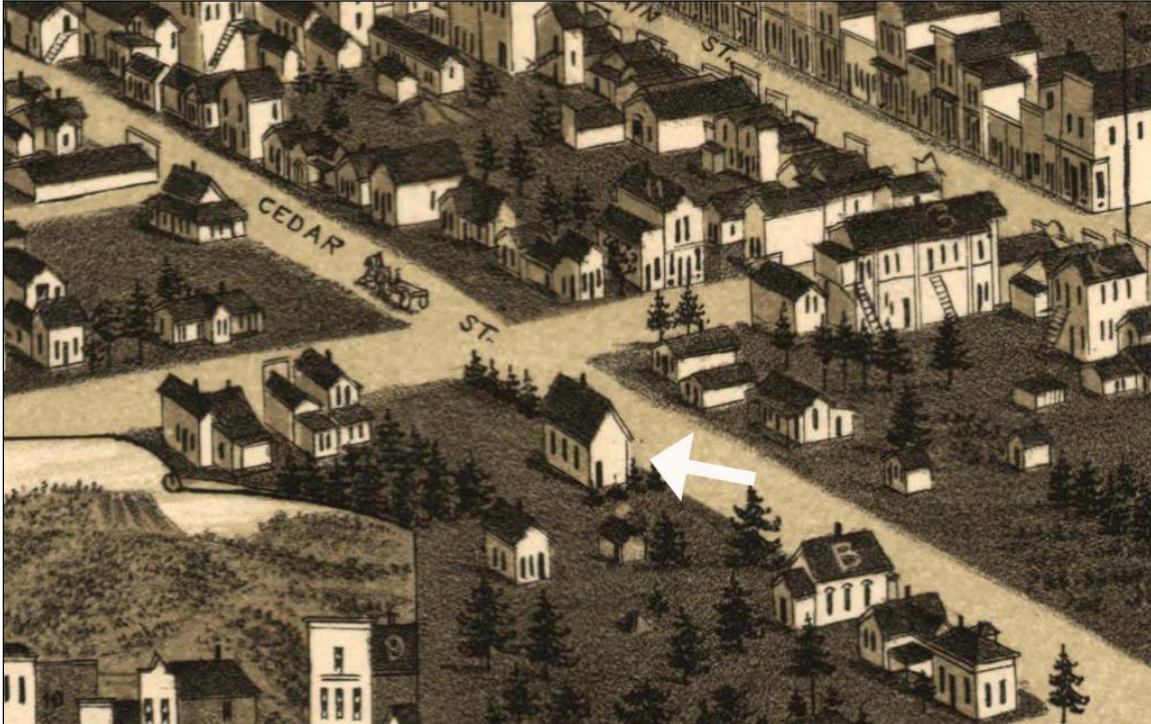


Figure 1. The south and east walls of the Fay House (arrow) is shown on the 1882 bird's-eye-view map of Buena Vista at the southeast corner of Cedar and Colorado. The Main Street commercial area is at the top right in this view west-northwest. Courtesy of Library of Congress, J.J. Stoner, "Bird's eye view of Buena Vista, Colo., County seat of Chaffee County. 1882," Madison, Wisconsin, 1882.

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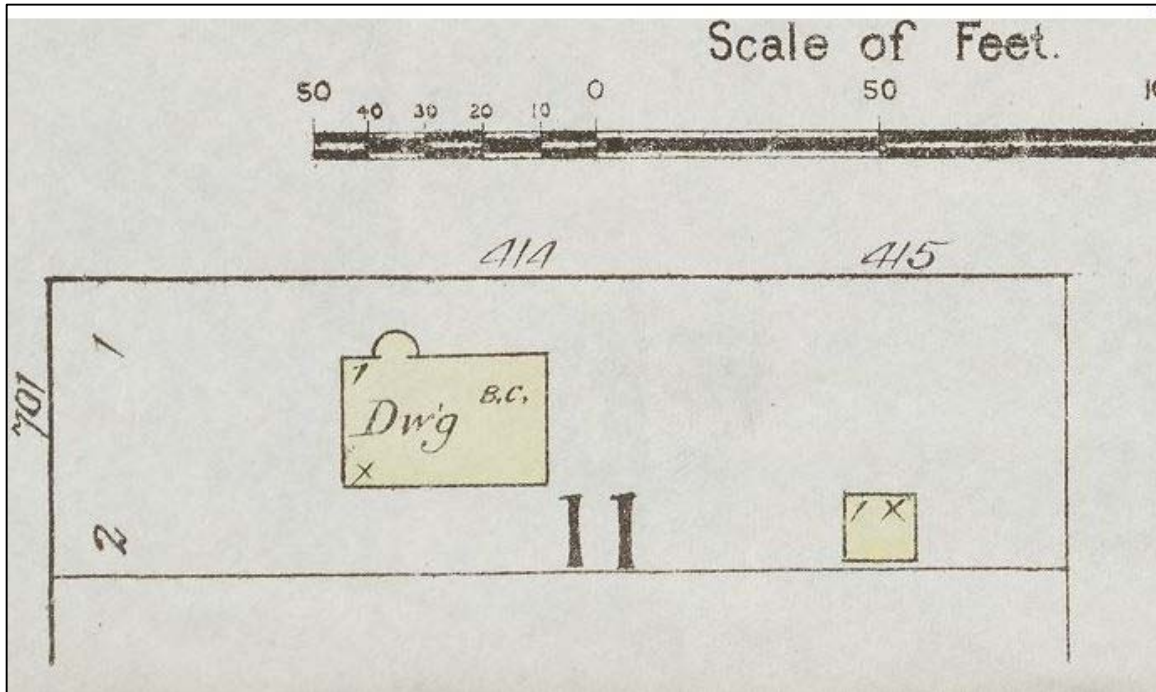


Figure 2. The 1886 Sanborn fire insurance map (the first to cover this area) shows the Fay House as a rectangle with a bay window on the north wall. The 1890 and 1896 maps show the same configuration. Cedar Street is to the top and Market (Colorado) Street is to the left. Courtesy of University of Colorado, Building Colorado Story by Story: The Sanborn Fire Insurance Map Collection, Buena Vista, Colorado, 1890, libcudl.colorado.edu.

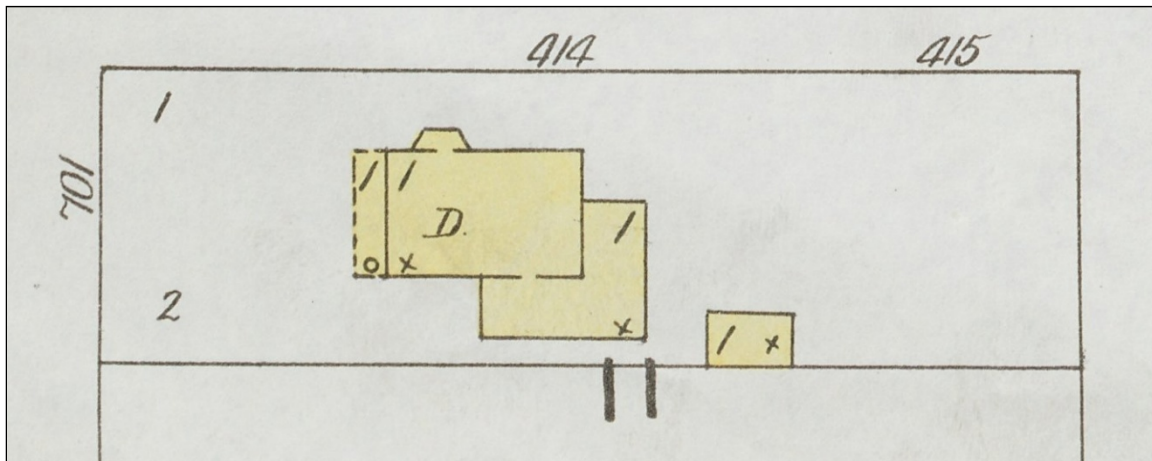


Figure 3. By the time of the 1902 Sanborn map the house gained a full-width west porch and an L-shaped addition on the south and east. The north porch is shown on the 1908 Sanborn map. Courtesy of University of Colorado, Building Colorado Story by Story: The Sanborn Fire Insurance Map Collection, Buena Vista, Colorado, 1902, libcudl.colorado.edu.

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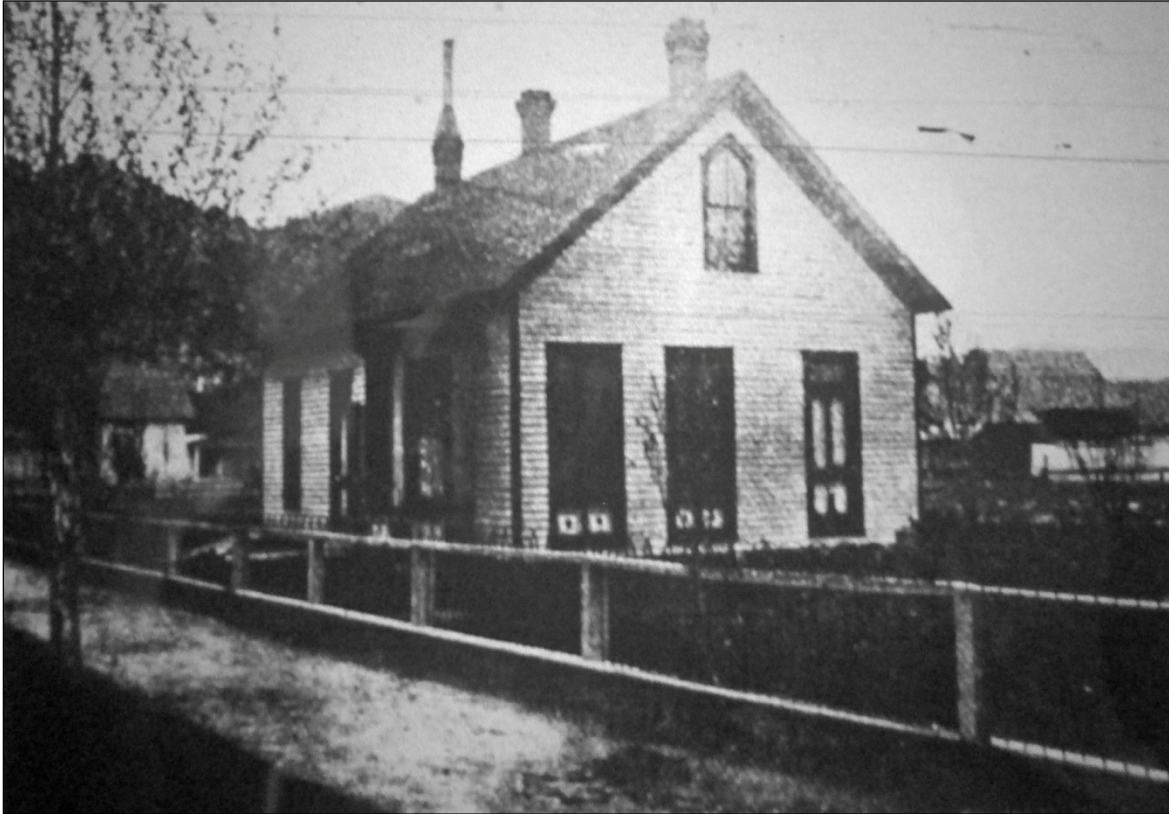


Figure 4. This image (view east-southeast) provides a good view of the front and north wall of the house. The undated photograph is pre-1902 since the front porch is not present. Courtesy of *Chaffee County Republican*, 31 August 1923.

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Figure 5. This 1970s-80s Assessor appraisal card shows the north wall of the house with the garage in the distance to the left (view southeast). Courtesy of Chaffee County Assessor, Salida, Colorado.