



United States Department of the Interior

NATIONAL REGISTER OF HISTORIC PLACES
Mail Stop 7228
1849 C Street, NW
Washington, D.C. 20240



March 4, 2022

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places.

Please visit our homepage: <https://www.nps.gov/subjects/nationalregister/index.htm>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 2/25/2022 THROUGH 3/4/2022

Effective (4/10/20), the National Register program launched an electronic-only submission process for the duration of the COVID-19 situation while our staff and the staff of our preservation partners engage in extended telework operations. Instructions for (1) the organization of submissions and (2) how to access and upload submissions via the designated FTP site were distributed to recipients of this distribution list and posted on the National Register Website landing page at <https://www.nps.gov/subjects/nationalregister/index.htm>

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Casa Del Northern,
300 East Northern Ave.,
Phoenix, MP100007472,
LISTED, 2/28/2022
(North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959)

CALIFORNIA, KERN COUNTY,
Woman’s Club of Bakersfield,
1806 D St. (also known as 2030 18th St.),
Bakersfield, SG100007480,
LISTED, 2/28/2022

CALIFORNIA, LOS ANGELES COUNTY,
Carthay Neighborhoods Historic District,
Roughly bounded by South Fairfax Ave., Wilshire, West Pico, and La Cienega Blvds.,
Los Angeles, SG100007486,
LISTED, 3/1/2022

CALIFORNIA, ORANGE COUNTY,
Fullerton Union High School Auditorium (Additional Documentation),
201 East Chapman Ave.,
Fullerton, AD93001019,
ADDITIONAL DOCUMENTATION APPROVED, 2/28/2022

Prefix Codes:

AD - Additional documentation	BC - Boundary change (increase and/or decrease)	FD - Federal DOE property under the Federal DOE project
FP - Federal DOE Project	MC - Multiple cover sheet	MP - Multiple nomination (nomination under a multiple cover sheet)
MV - Move request	NL - NHL	OT - All other requests (appeal, removal, delisting)
SG - Single nomination		

CALIFORNIA, SONOMA COUNTY,
 Freestone Store,
 500 Bohemian Hwy.,
 Freestone, SG100007484,
 LISTED, 2/28/2022

COLORADO, CHAFFEE COUNTY,
 Buena Vista Ranger Station,
 410 East Main St.,
 Buena Vista, SG100007489,
 LISTED, 3/2/2022

FLORIDA, SARASOTA COUNTY,
 Markowitz House,
 1189 Center Pl.,
 Sarasota, MP100007477,
 LISTED, 2/28/2022
 (Sarasota School of Architecture MPS)

HAWAII, HAWAII COUNTY,
 Awong Brothers Store,
 45-3600 Mamane St.,
 Honoka'a, RS100004873,
 LISTED, 3/3/2022
 (Honoka'a Town, Hawaii MPS)

HAWAII, HAWAII COUNTY,
 Honoka'a Catholic Properties--Our Lady of Lourdes Catholic Church,
 45-5028 Plumeria St.,
 Honoka'a, MP100007451,
 LISTED, 2/28/2022
 (Honoka'a Town, Hawaii MPS)

MICHIGAN, WAYNE COUNTY,
 Sweet, Ossian H., House (Additional Documentation),
 2905 Garland St.,
 Detroit, AD85000696,
 ADDITIONAL DOCUMENTATION APPROVED, 3/3/2022

NEBRASKA, CLAY COUNTY,
 Clay Center Library and Gymnasium,
 117 West Edgar St.,
 Clay Center, MP100007503,
 LISTED, 3/4/2022
 (Carnegie Libraries in Nebraska MPS AD)

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FP - Federal DOE Project	MC - Multiple cover sheet	MP - Multiple nomination (nomination under a multiple cover sheet)
MV - Move request	NL - NHL	OT - All other requests (appeal, removal, delisting)
SG - Single nomination		

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.

1. Name of Property

Historic Name: Buena Vista Ranger Station
Other Names/Site Number: Buena Vista Guard Station/5CF828
Name of related multiple property listing: N/A

2. Location

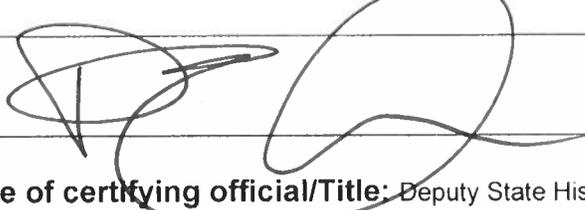
Street & Number: 410 East Main Street
City or town: Buena Vista State: CO County: Chaffee
Not for Publication: Vicinity:

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 at the following level(s) of significance:
 national state local

Applicable National Register Criteria: A B C D


Signature of certifying official/Title: Deputy State Historic Preservation Officer Date
History Colorado 1/25/2022
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

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4. National Park Certification

I hereby certify that the 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

5. Classification

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

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

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

<input checked="" type="checkbox"/>	Building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	Object

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

Contributing	Non-contributing	
1	1	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	1	Total

Number of contributing resources previously listed in the National Register: None

6. Function or Use

Historic Functions (Enter categories from instructions.):

GOVERNMENT/government office

Current Functions (Enter categories from instructions.):

COMMERCE AND TRADE/specialty store

7. Description

Architectural Classification (Enter categories from instructions.):

MODERN MOVEMENT

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

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other: BRICK

Narrative Description

(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 Paragraph

The 1937 Buena Vista Ranger Station stands on the north side of East Main Street in the center of the historic business district of Buena Vista, Chaffee County, Colorado.¹ The one-story, flat roof, brick building faces a wide, concrete public sidewalk, with diagonal on-street parking farther south. A vertical wood fence stands along the west property line (Photograph 1). A small nonhistoric shed and mobile refrigeration unit are north of the building, and a gravel parking area abuts the public alley to the north. The lot to the east contains a food trailer and two small sheds.² Farther east is a circa 1908-09 two-story, brick commercial building. Immediately west is an outside seating area for a restaurant, and on the corner to the west is a circa 1924 one-story former garage (later used by the Colorado State Highway Department). The US Forest Service selected a design for the nominated building compatible with elements of other one- and two-story commercial buildings along the street. The building retains historic integrity.

Narrative Description

The one-story, rectangular, bark-textured orange brick Buena Vista Ranger Station (Resource 1) faces south and is set back approximately 5' from the concrete public sidewalk along East Main Street (Photograph 1).³ The building measures 49' north-south and 20' east-west. The brick is laid in common bond with flush mortar joints. All windows and doors are flat-headed, with metal lintels; all windows have slanted brick sills. The building's flat roof has a parapet with metal coping. A red brick chimney with a metal cap stands on the edge of the east wall toward the front. The minimal ornamentation of the building (reflecting its construction during the Great Depression) is provided by several slightly projecting articulated horizontal and vertical brick courses. A 1996 survey form prepared by the National Park Service argued these brick decorative elements were sufficient to describe the Modern Movement building as Art Deco.

Front. The front (south) contains an off-center entrance to the east holding a metal glazed door (Photographs 2, 3, and 10). The door faces a concrete stoop with steps to the south and a concrete pedestrian ramp with a metal railing descending on the west to street level. West of the entrance is a band of four, tall, metal, fixed-light windows with a continuous slanting brick sill. Above the windows at the center of the façade is a projecting sign for the current business occupant.

The brick articulation on the front and other walls includes: a triple brick course at the foundation; a double brick course at window sill level; two single projecting brick courses separated by two flush courses (one set at lintel level and another at the roofline); two short, single brick courses at the

¹ Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination. There are no water structures within the nominated area.

² This lot is part of the current assessor parcel but is not included in the nominated area because it was not owned or used by the Forest Service during the period of significance.

³ The bark texturing of the brick produces a rough surface finish. The identification of the brick texture was provided by the staff of Summit Brick, Lakewood, Colorado.

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center of the façade above the windows; and two parallel vertical single brick courses at each end of the façade (now covered by metal sign panels).

East Wall. The east wall contains a tall two-part metal sliding window near the front (Photograph 3). Near the center of the wall is a three-part metal window with a wide center section flanked by sliding windows (Photograph 4). The north portion of the wall is unfenestrated (Photograph 5).

Rear (North) Wall. The rear (north) wall holds two entrances with double doors with large rectangular lights; each set has a shared, single-light transom (Photograph 6). The center area between the sets of doors and narrow areas at the east and west ends of the opening are clad with vertical corrugated metal. The openings originally held garage doors. The entrances open onto a nearly full-width, two-level raised concrete stoop. A concrete apron extends farther north.

West Wall. The north section of the west wall is unfenestrated (Photograph 7). Farther south, the wall holds a tall, two-part metal window followed by an electrical service panel. Near the center of the wall is an entrance with a replacement door (rectangular light upper) with a section of corrugated metal above. Beyond is a shorter two-part window for the restroom (Photograph 8 and 9). Near the south end is a tall, two-part window (Photograph 10).

Interior. Figure 1 provides the current floorplan of the building. The full-width front room (the former ranger's office) is now a retail display area for the current tenant. The ceiling exhibits starburst designs carved in the original Celotex panels at the east and west ends (Photograph 11). The center section of the interior contains a work area, a bathroom, and access to the partial basement by a circular stairway. The large rear room (the former garage bay) is open and features red brick walls and exposed wood joists and roof deck boards. A partial basement in the center of the building is accessed by a metal circular staircase (nonhistoric) and contains a restroom and storage space.

Alterations. The building experienced changes undertaken by previous owners, including replacement of all historic doors and windows in existing historic openings, changing the façade fenestration (a band of three windows was installed instead of the original four), removal of the flagpole from the center of the façade parapet, removal of the Forest Service shield above the front windows, construction of a pedestrian ramp along the east wall of the building, and filling in the rear garage door opening with plywood holding a single-light fixed window and an off-center pedestrian door.⁴

Since purchasing the building in 2016, the new owners have reversed earlier changes as informed by a 1939 photograph of the building. They have restored the façade fenestration, installing four metal fixed-light windows and a glazed door. Nonhistoric windows on the east and west walls were replaced in the original openings with windows reflecting the historic number of lights. On the rear, the two filled-in garage door openings received double pedestrian doors to meet new building uses while maintaining the feeling of the earlier garage doors. To meet accessibility requirements, a new pedestrian ramp was constructed on the front of the building. Original elements still present on the interior were retained, including starburst designs in the Celotex ceiling of the south room and the exposed joists and red brick walls of the rear garage bays. A circular metal stairway was installed to access the partial basement.

Other Resources. North of the ranger station is a small, post-2016 shed (Resource 2) (Photograph 13). The one-story, front gambrel roof shed (4' x 8') faces south and has walls clad with T1-11 siding with corner boards. The shed does not have a foundation. The front has double Dutch (divided) doors displaying angled bracing. Above the doors is a slightly projecting X design formed by flat boards. The remaining walls are unfenestrated. The roof has flush eaves and is clad with asphalt composition

⁴ Katy Welter, 410 East Main Street, Buena Vista, Colorado, preliminary property evaluation form, 5CF828, November 21, 2016, on file History Colorado, Denver, Colorado. The form included several 2008 photographs of the building.

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shingles. The shed is assessed as noncontributing due to its construction after the period of significance. A trailer is located east of the shed, and a portable refrigeration unit (12' x 8') is present to the north (Photograph 12). Neither is included in the resource count since they are considered minor resources and intended to be portable and are not permanent elements of the property.

Integrity

The Buena Vista Ranger Station retains historic integrity. The building's *location* is unchanged since its construction. The *setting* on Buena Vista's East Main Street remains part of the small community's historic commercial core, with historic buildings flanking the ranger station to the east and west and across the street to the south. The *design* of the ranger station retains integrity through preservation of the building's historic rectangular plan without additions, articulated brick courses, and retention of original door and window openings. Original *materials*, such as the bark-textured bricks employed in the building's walls, are quite intact. The current metal windows and doors, which replaced earlier nonhistoric ones, restored the fenestration and general appearance of the original wood ones. The ranger station was a utilitarian building, but integrity of *workmanship* is displayed in the masonry of the various articulated brick courses which provides the building's ornamentation. The building no longer is directly *associated* with government and the administration of national forests in Chaffee County, as consolidation of Forest Service functions eventually made it redundant. The ranger station retains integrity of *feeling*, with its commercial/office appearance suggesting its earlier use as a government building.

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.)

X	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.
X	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:

	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

Areas of Significance (Enter categories from instructions.):

POLITICS/GOVERNMENT
ARCHITECTURE

Period of Significance: 1937 to 1972

Significant Dates: 1944

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Significant Person (Complete only if Criterion B is marked above): N/A

Cultural Affiliation (only if criterion D is marked above): N/A

Architect/Builder (last name, first name): US Forest Service, Region 2 Engineering Division

Period of Significance (justification): The period of significance for Politics/Government extends from the completion of the building and its use as by the US Forest Service as a ranger station or other purposes from 1937 until 1972, a point fifty years before the present in keeping with National Register practice. The Forest Service continued using part of the building until circa 1991. The period of significance for Architecture is 1937, the year of the building's completion. The year 1944 is a significant date, marking the dissolution of the Cochetopa National Forest and the start of the building's association with the San Isabel National Forest.

Criteria Considerations (explanation, if necessary): None

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

The 1937 Buena Vista Ranger Station is locally significant under Criterion A in the area of Politics/Government for the role it played in the administration of the Cochetopa and San Isabel National Forests from the time of its completion through 1972 (a time fifty years before the present). The building is also locally significant under Criterion C for its Architecture, as an example of a 1930s US Forest Service combination ranger station, containing an office, storage, and garage area. The building represents a relatively rare Colorado example of a Modern Movement ranger station, as reflected in its flat roof, rectangular footprint, horizontality, band of façade windows, and Art Deco-influenced brick articulation. The Buena Vista building is the only example of a ranger station constructed in a downtown setting in Colorado, with most facilities situated in national forests. The period of significance for Architecture is 1937. The building retains historic integrity.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A. The Buena Vista Ranger Station is locally significant under Criterion A in the area of Politics/Government for its role as an administrative facility for the US Forest Service. The 1937 building reflects the expanding scope of Forest Service activities resulting from Depression-era New Deal funding that required "an era of unprecedented administrative expansion."⁵ According to Michael Sullivan et al, Franklin Roosevelt's presidential administration "emphasized more intensive management of all the forests' resources, and marked a shift in policy from custodial superintendence to active resource management for the Forest Service."⁶ The ranger station initially served as the office for the ranger overseeing the Buena Vista District of the Cochetopa National Forest (1937-44). Following the absorption of that forest into adjacent ones, the building was associated with administration of the San Isabel National Forest as a ranger station, guard station, and other uses from 1944 until Forest Service use completely ended about 1991.

Forest rangers occupying the building played a key role in the federal government's administration of the national forests and served as a principal point of contact between the Forest Service and local timber harvesters, stockgrowers, visiting recreationists, Civilian Conservation Corps camps, and local residents. Located within a bustling small town, rather than a more remote forest location, the ranger

⁵ Ralph Hartley and James Schneck, 410 E. Main Street, 5CF828, Historic Building Recordation Form, July 17, 1994.

⁶ Michael Sullivan, Teri A. Cleeland, and J. Michael Bremer, "Depression-Era USDA Forest Service Administrative Complexes in Arizona," National Register Multiple Property Documentation Form, NRIS 64500036, August 24, 1989 (approved June 10, 1993), 5.

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station was a tangible and prominent reminder of the importance of the Forest Service in the central Colorado mountains. The period of significance for Politics/Government extends from completion of the building in 1937 through 1972, a point fifty years before the present.

Criterion C. The ranger station is also significant for its Architecture as an example of a 1930s Forest Service combination ranger station built in a town setting. The Modern Movement building exhibits Art Deco elements in its horizontal and vertical courses of articulated brick. Ralph Hartley and James Schneck in their 1996 survey of national forest administrative facilities in Colorado characterized the building's style as Art Deco. They believed this and other USFS designs in the state were "most likely influenced" by Denver architect Gilbert Charles Jaka, an acknowledged master of the Art Deco idiom, who briefly worked for the USFS Region 2 Engineering Division in the 1930s.⁷ Hartley and Schneck found that the Buena Vista ranger station was the only "District office constructed on a commercial [town] lot in Colorado."⁸ The building's flat roof, band of storefront windows, one-story height, and brick walls enabled it to blend into its commercial Main Street location.

Hartley and Schneck noted the building also was a rare example of a ranger station built of brick. Most ranger stations were erected in forest locations and employed Rustic designs. Brick, a material eschewed in forest locations, was employed due to a town requirement for fireproof construction. The Buena Vista Ranger Station is also unusual in that a residence for the ranger was not provided nearby, as was typically the case. The town location apparently insured that housing was readily available, and, in fact, the first ranger had a home less than two blocks from the station. The period of significance for Architecture is 1937, reflecting the year of its completion.

Developmental History/Additional Historic Context Information

Creation and Administration of National Forests

The US Forest Service constructed the Buena Vista Ranger Station as an administrative facility for the Buena Vista District of the Cochetopa National Forest. The beginning of national forest protection dates to the Forest Reserve Act of 1891, which provided that the president "may, from time to time, set apart and reserve, in any state or territory having public land bearing forests, in any part of the public lands, wholly or in part covered with timber or undergrowth, whether of commercial value or not, as public reservations."⁹ By the end of the following year, President Benjamin Harrison designated the Yellowstone Forest Reserve and fourteen other areas (five in Colorado) totaling thirteen million acres. President Grover Cleveland added two forest reserves in 1893, but he deferred creating additional forest reserves until a mechanism for protecting the lands set aside had been established. However, following 1896 recommendations of the National Forest Commission, Cleveland added thirteen new reserves in the West in 1897, a move met by intense local opposition.¹⁰

An amendment to the 1897 Sundry Civil Appropriations Bill briefly delayed implementation of the western reserves and established criteria for the designation of new areas: improvement and protection of forests, assuring watershed and water flows, and furnishing a continuous supply of timber for national needs. The General Land Office (GLO) within the Department of the Interior was

⁷ Ralph Hartley and James Schneck, *Administering the National Forests of Colorado: An Assessment of the Architectural and Cultural Significance of Historical Administrative Properties*, prepared for the U.S. Forest Service, Rocky Mountain Region (Lincoln, Nebraska: National Park Service, Midwest Archeological Center, 1996). Building plans of the 1930s generally do not identify individual architects.

⁸ Hartley and Schneck, Historic Building Recordation Form, 1994.

⁹ Quoted in Gerald W. Williams, *The USDA Forest Service: The First Century* (Washington: USDA Forest Service, April 2005), 8.

¹⁰ Williams, *The USDA Forest Service*, 8-9.

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tasked with the protection and administration of the reserves. Forest supervisors and forest rangers, in many cases political appointees with little if any training in forestry, began overseeing the reserves in the summer of 1898.¹¹

The federal government's expertise in forest management was lodged in the US Department of Agriculture's Division (later Bureau) of Forestry. In 1905 Gifford Pinchot became chief of the office and successfully wrested management of the forest reserves from the GLO to his agency. Rangers and other personnel were selected through civil service procedures. The scale of forest reserves (renamed national forests in 1907) grew under Pinchot from 60 reserves covering 56 million acres in 1905 to 150 national forests totaling 172 million acres by 1910.¹²

At Pinchot's direction, forest supervisors were instructed to delegate more administrative work to individual forest rangers, who were responsible for relatively large geographic areas. Historian Harold K. Steen explained that "such delegation would develop their executive ability; after all, a ranger must feel responsible for his district. The public should be taught to turn to the ranger, not the [forest] supervisor."¹³ To carry out their duties, rangers were issued a pocket-sized *Use Book* with regulations and instructions for forest administration. The size of the booklet grew over time, but, during the early years of the Forest Service, a ranger "could slip everything he needed to know into one pocket, his 'fixin's' in another, and patrol his district on horseback."¹⁴

Forest rangers were responsible for a wide range of tasks associated with the management of the national forests. A ranger's duties included overseeing permits for timber sales, administering allotments for livestock grazing, overseeing hunting and fishing activities on forest lands, development of trails and campgrounds, monitoring and suppression of forest fires, and assisting recreational visitors to forests. The creation of the Civilian Conservation Corps (CCC) during the Great Depression added to rangers' workloads through oversight of that group's projects in the national forests. Nearly half of the CCC's 1,400 camps were located in the forests, where the young male workers created trails, shelters, campgrounds, and scenic overlooks; engaged in fire suppression; built truck roads, guard and ranger stations, fire lookouts, and telephone lines; and undertook insect control, fish stocking, and reforestation projects.¹⁵ Enhanced recreational amenities resulted in increased numbers of visitors to the forests, particularly following the end of World War II.

Cochetopa National Forest

The Buena Vista Ranger Station initially administered part of the Cochetopa National Forest, which had its origin as the Cochetopah Forest Reserve in 1905. The reserve held more than one million acres of land in central Colorado. In 1908 it became the Cochetopa National Forest, ceding land to the Rio Grande and Gunnison National Forests and exchanging some areas with the Leadville National Forest.¹⁶ The resulting 932,890 acres included the western part of Saguache County and the mountainous west areas of Chaffee and Lake counties. The office of the forest supervisor was located in Salida, with the area divided into ranger districts for administration.

Fred B. Agee and Joseph M. Cuenin, the supervisor and a forest ranger, respectively, for the Cochetopa, compiled its early history in 1924 (see Figure 2). They wrote that while most of the early

¹¹ Harold K. Steen, *The U.S. Forest Service: A History* (Durham, North Carolina: Forest History Society and University of Washington Press, 2004), 36; Williams, *The USDA Forest Service*, 10.

¹² Williams, *The USDA Forest Service*, 14.

¹³ Steen, *The U.S. Forest Service*, 78.

¹⁴ Steen, *The U.S. Forest Service*, 78. "Fixings" in this case referred to loose tobacco and rolling papers.

¹⁵ Williams, *The USDA Forest Service*, 67-69; Steen, *The U.S. Forest Service*, 214-16.

¹⁶ Richard C. Davis, *Encyclopedia of American Forest and Conservation History*, vol. II (New York: Macmillan Publishing Company for the Forest History Society, 1983).

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personnel for the Cochetopa possessed experience in ranching and livestock, "it would be hard to find associated a similar number of men who had engaged in more diverse occupations than this small group," including mining and assaying, surveying, office work, and law enforcement. Important traits of successful forest rangers encompassed "familiarity with western conditions, tact, and ability to deal successfully with Forest users ... [and] ability of the individual to go ahead with meagre instructions, without guide or precedent, and work out the numerous problems confronting him and get things done."¹⁷

In terms of uses of the forest, Agee and Cuenin reported timber cutting had been an important activity in the lands that would become the Cochetopa National Forest since the mid-nineteenth century, when Hispano settlers in the San Luis Valley harvested timber. In 1874 trees were felled for railroad ties on the Middle Fork of the Little Arkansas River in Chaffee County. By 1880 mining in the mountains of Colorado stimulated timber cutting to produce charcoal used in smelting, with kilns established at Riverside, Cleora, Poncha Springs, and other locations in Chaffee County.

Summer livestock grazing in the area of today's national forest began in about 1870, and both cattle and sheep utilized the forests. Agee and Cuenin recounted that "there was more or less trouble between the sheep and cattle owners until the range was included in the National Forest in 1905, after which lines were definitely established and both sides respected them."¹⁸ After creation of the forest reserve in 1905, rangers were commissioned as deputy state game wardens and enforced hunting and fishing laws.

Planning and Construction of the Buena Vista Ranger Station

Economic stimulus programs initiated by President Franklin Roosevelt's New Deal administration to alleviate the Great Depression significantly expanded the funding and activities of the Forest Service in the 1930s. Historian Harold K. Steen reported that the massive funding increase for Forest Service programs was accompanied by "the administrative burdens of doubling or tripling efforts practically overnight."¹⁹ This resulted in a need for more administrative facilities. A publication discussing the development of facilities in Forest Service Region 4 reported that the Forest Service hired hundreds of engineers, architects, and other professionals in the early 1930s to prepare plans, including standardized designs. The USFS Washington Office provided general guidance on the standards and character for new construction in 1935.²⁰

In 1936 the Forest Service prepared plans for a combination ranger station in the town of Buena Vista. The agency sometimes referred to the building as the "Buena Vista Town Site," to differentiate it from a Forest Service barn (no longer extant) on the southwest outskirts of town. The architectural plan (number 117, file number F5546) for the ranger station called for a building that included office, storage, and garage space. While the Cochetopa National Forest did not then have motor vehicles, Forest Supervisor Wallace J. Pearce insisted that garage space be included in anticipation of motorization.²¹

Hartley and Schneck, who surveyed USFS administrative facilities in Colorado in the 1990s, believe the agency's Art Deco-inspired designs were attributable to Denver architect Gilbert Charles Jaka,

¹⁷ Fred B. Agee and Joseph M. Cuenin, *History of Cochetopa National Forest* (Salida, Colorado: Salida Mail, 1924).

¹⁸ Agee and Cuenin, *History of Cochetopa National Forest*.

¹⁹ Steen, *The U.S. Forest Service*, 198.

²⁰ Richa Wilson, *Within a Day's Ride: Forest Service Administrative Sites in Region 4, 1891-1960, A Contextual and Architectural History* (Ogden, Utah: US Forest Service, Intermountain Region Facilities Group, June 2004), 60; W. Ellis Groben, *Principles of Architectural Planning for Forest Service Administrative Improvements* (Washington: USDA Forest Service, 1938, initially issued 1935). USFS Region 4 included Nevada, Utah, Idaho south of the Salmon River, southwest Wyoming, and small portions of eastern California and western Colorado.

²¹ Hartley and Schneck, *Administering the National Forests of Colorado*.

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who worked in the Region 2 Engineering Division in the 1930s. They point to the ranger station's brick detailing as being "identical to that of Jaka's landmark Art Deco buildings at 1601 and 1611 Grape Street in Denver."²² The building's ceiling displays decoration in its Celotex panels, and historian Don D. Etter reported that Jaka was "a leader in the design of Celotex panels for use in interior decoration." Etter judged Jaka a "designer of great skill and sophistication and a magnificent draftsman."²³

A Utah native, Jaka (1900-83) served in World War I, then came to Denver by the early 1920s and worked for several of the city's leading architectural firms, including those of J.J.B. Benedict, Eugene Groves, and Temple Buell, before starting his own firm by 1930. Jaka's remodeling of the Cruise Room in Denver's Oxford Hotel made extensive use of Celotex.²⁴ Following his brief employment by the Forest Service, Jaka served as an architect for other New Deal-era work relief agencies. During World War II, Jaka returned to active duty with the Army and thereafter made it his career, ultimately retiring as a lieutenant colonel in 1957. His last posting was with the Corps of Engineers in Washington, DC, where he conducted a private architectural practice until 1975. Jaka died there in 1983.²⁵ Forest Service building plans were not identified by individual architects in the 1930s, and the evidence for Jaka's involvement in the design of the Buena Vista ranger station is not definitive.²⁶ If Gilbert Charles Jaka did design the building, its significance would be enhanced as the work of a master architect.

In December 1935 the federal government acquired a single town lot (Lot 5) from local resident George M. Pyle, Jr. Regional Forester Allen S. Peck recommended that workers from the Trout Creek CCC camp (number F-24) assist in the construction, but this does not appear to have occurred. The ranger station is not identified as a Works Projects Administration (WPA) effort.²⁷ According to Forest Service records, bricks for the building came from Delta, Colorado. The Buena Vista ranger station was completed by 1937, and a Forest Service photograph shows the finished building in 1939 (Figures 3 and 4).²⁸

Forest Service Use of the Building

The first forest ranger to staff the new building was James L. Frame. He was born in Canada in 1879 to British-immigrant parents, and the family relocated to Colorado the same year. The Frame family lived in Buena Vista by 1882, and James worked in Chaffee County as a cattle dealer (1900) and operated a sawmill (1906). In May 1908 he became a US Forest Ranger for the Cochetopa National Forest. Frame lived with his wife Irene in Buena Vista, less than two blocks from the ranger station. He continued to serve as a forest ranger in the town until 1939. A *Denver Post* article noting his

²² Hartley and Schneck, *Administering the National Forests of Colorado*.

²³ Don D. Etter, Gilbert Charles Jaka, architect profile, in Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and Its Architects, 1893-1941* (Denver: Historic Denver, Inc, 1987), 208. The preparers of the nomination contacted the regional Engineering Division in Denver in 2021, but no original drawings or other material identifying the architect involved could be located.

²⁴ *Denver Post*, August 10, 1934, 10. He also employed the material in the remodeling of the Broadmoor Drug Company in Denver in 1934.

²⁵ *Washington Post*, May 18, 1983, B8 (Jaka obituary).

²⁶ The Hartley and Schneck evidence is suggestive but not conclusive, as the brick detailing is not unique (nor "identical" to that of the cited Denver houses) and many architects of the period employed Celotex. The preparers contacted descendants of Jaka but they could not provide further information.

²⁷ Hartley and Schneck, *Administering the National Forests of Colorado*; Works Progress Administration, List of Colorado Projects, on file History Colorado, Denver, Colorado. The building is not included in the list of projects undertaken by the Works Progress Administration in Colorado.

²⁸ Jim Pitts, District Ranger, Salida Ranger District, US Forest Service, Salida, Colorado, email to Katy Welter, March 4, 2016; Hartley and Schneck, *Administering the National Forests of Colorado*. Hartley and Schneck reported a circa 1936-37 year of construction, while the local ranger district provided a 1937 date to the current owner.

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retirement that year called his thirty years with the Cochetopa “a unique record for a ranger. Frame is a familiar figure at the Denver stock show and has a wide acquaintanceship among stockmen.”²⁹ Frame died in 1946.³⁰

By 1941 the Cochetopa National Forest covered 1.2 million acres and embraced lands in Chaffee, Fremont, Gunnison, Lake, Park, and Saguache counties. Forest rangers, including the one stationed in Buena Vista, handled such forest activities as timber harvesting, grazing, reforestation, insect control, fire suppression, road construction, land exchanges, and recreation, reflecting the “multiple use” philosophy of the Forest Service. The 1941-42 *Colorado Year Book* noted that the national forests in Colorado were drawing increasing numbers of recreational visitors, an estimated 4.5 million in 1941 alone. Principal recreational activities in the forests included camping and picnicking, hunting and fishing, summer home vacations, dude and guest ranch stays, winter sports, and sightseeing on cross-country trips.³¹

In 1944 the Cochetopa National Forest was dissolved, with its acreage distributed to the adjacent Gunnison, Rio Grande, and San Isabel forests.³² The Buena Vista Ranger Station became part of the San Isabel National Forest. In 1946 Gordon Van Buren became the district forest ranger at Buena Vista.³³ Over time, concentration of Forest Service administrative affairs in Salida led to decreased use of the Buena Vista facility. In the 1950s it was identified as a Guard Station, a designation usually meaning the building was used only seasonally or by travelling USFS staff.³⁴

Later Uses of the Building

Declining Forest Service need for the Buena Vista building led the government to lease part of the facility by 1975 to Chaffee County for use by the Chaffee County Nursing Service, a public health clinic (Figure 5). The public health function continued until at least 1994. Active Forest Service use of the building ended in about 1991, but the federal government continued to own the building until 2016.

Eventually determining that federal ownership was no longer warranted, the government sold the property through a public auction in 2016 to Watershed BV LLC, a firm organized and owned by Katy Welter and Rick Bieterman. Katy grew up in Indiana, and Rick in Illinois; they moved to Colorado from Chicago. They live, grow hay, and produce hydroelectricity on a ranch ten miles north of Buena Vista with their children, Henry and Amelia. Katy is an attorney, and Rick is a teacher. The new owners undertook restoration of the façade fenestration and the removal of existing nonhistoric windows and doors and replacement with ones reflecting the original elements (based on a historic photograph of the building). The building initially housed Watershed, a flexible community-focused events space and co-working facility.³⁵ More recently the concept for the building changed to house a food catering business, Spark Provisions, which continues to operate here.

9. Major Bibliographical Resources

²⁹ *Denver Post*, March 23, 1939, 19.

³⁰ Thomas H. Simmons and R. Laurie Simmons, 213 South Colorado Avenue, Buena Vista, Colorado, Architectural Inventory form, 5CF3438, September 2020, on file History Colorado, Denver, Colorado. Frame lived in Buena Vista at 213 South Colorado Avenue.

³¹ Tolbert R. Ingram, ed. *Year Book of the State of Colorado, 1941-1942* (Denver: Colorado State Planning Commission, 1942), 471-75.

³² Davis, *Encyclopedia of American Forest and Conservation History*, vol. II.

³³ *Steamboat Pilot*, February 14, 1946.

³⁴ Hartley and Schneck, Historic Building Recordation Form, 1994.

³⁵ “Watershed BV: A Small-Town Hub,” *Colorado Central Magazine*, June 1, 2017.

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Form. NRIS 64500036. August 24, 1989 (approved June 10, 1993).

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Williams, Gerald W. *The USDA Forest Service: The First Century*. Washington: USDA Forest Service, April 2005.

Wilson, Richa. *Within a Day's Ride: Forest Service Administrative Sites in Region 4, 1891-1960, A Contextual and Architectural History*. Ogden, Utah: US Forest Service, Intermountain Region Facilities Group, June 2004.

Wolfenbarger, Deon. U.S. Forest Ranger's Office, Buena Vista, Architectural Inventory Form, 5CF828. February 19, 2018. On file History Colorado, Denver, Colorado.

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: _____

Historic Resources Survey Number (if assigned): 5CF828

10. Geographical Data

Acreage of Property: 0.07

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

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1. Latitude: 38.843106 Longitude: -106.128892

UTM Coordinates

Datum if other than WGS84: _____

1. Zone: 13 Easting: 402030 Northing: 4299971

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is comprised of Lot 5, Block 3, Buena Vista Original Town (the west part of Chaffee County parcel number 327108403113).

Boundary Justification (Explain why the boundaries were selected.)

The selected boundary contains the building and land historically associated with the operation of the ranger station. The assessor parcel encompasses Lots 5 and 6, but only Lot 5 was owned by and used for US Forest Service functions during the historic period.

11. Form Prepared By

name/title: Thomas H. Simmons and R. Laurie Simmons, Architectural Historians (for the property owner)
organization: Front Range Research Associates, Inc.
street & number: 3635 West 46th Avenue
city or town: Denver state: CO zip code: 80211
e-mail: frraden@msn.com www.frhistory.com
telephone: 303-477-7597
date: October 1, 2021 (revised January 24, 2022)

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch 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 does not need to be labeled on every photograph.

Photo Log

Name of Property: US Forest Service Ranger Station, Buena Vista
City or Vicinity: Buena Vista
County: Chaffee
State: Colorado
Name of Photographer: Thomas H. Simmons
Date of Photographs: July 2021

NOTE: The building actually faces south-southeast. For ease of describing directions, it is assumed to face south.

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- 1 of 13, Building and East Main Street overview. View north.
- 2 of 13, Front of the building. View north.
- 3 of 13, Front and east wall of the building. View northwest.
- 4 of 13, East wall of building behind the food truck from near south end. View north.
- 5 of 13, East wall of building behind the food truck from near north end. View south.
- 6 of 13, Rear (north) wall. View south-southwest.
- 7 of 13, West wall of building from north end. View south.
- 8 of 13, West wall of building from south end. View north-northeast.
- 9 of 13, West wall and front of building. View east-northeast.
- 10 of 13, West wall and front of building. View northeast.
- 11 of 13, Interior, south room ceiling with Celotex ornamentation. View east.
- 12 of 13, North portion of nominated area, with building to left and white refrigeration unit, trailer, and shed (beyond) to right. View southwest.
- 13 of 13, Shed (Resource 2) (front and east wall) near west fence. View northwest.

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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List of Maps and Historic Figures

Location Map

Sketch Map

Historic Figures

1 of 5, This 2018 construction drawing prepared for the remodeling and reuse of the building shows the interior floorplan. East Main Street is at the bottom of the drawing. The partial basement is only under the center part of the building. SOURCE: Sarah Weddington Architectural Services, The Ranger Station Renovation, construction drawing, January 12, 2018.

2 of 5, The boundaries of national forests in Colorado are shown in this 1928 map. The Cochetopa National Forest is located southwest of the center of the state with its forest supervisor housed in Salida. SOURCE: US Forest Service, *The National Forests of Colorado* (1928).

3 of 5, This 1939 photograph of the Buena Vista ranger station (view north-northwest) shows the front (south) and east walls of the building shortly after its completion. SOURCE: US Forest Service photograph, October 1939, in Hartley and Schneck, *Administering the National Forests of Colorado*, 158.

4 of 5, The ranger station is shown in the context of its lot in this 1943 plan drawing. The flagpole, ash pit, and gasoline tank are no longer extant. SOURCE: Buena Vista Combination Building, Plan Drawing, 1943 (revised through 1958), in Hartley and Schneck, 410 E. Main Street, 5CF828, Management Data Form, July 17, 1994.

5 of 5, The Chaffee County Nursing Service still occupied the building in 1994. The building had received replacement door and windows (three fixed windows instead of four on the front) and a pedestrian ramp by that time. SOURCE: Hartley and Schneck, survey photograph July 17, 1994.

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Location Map



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

Latitude: 38.843106

Longitude: -106.128892

Image Date: October 14, 2017

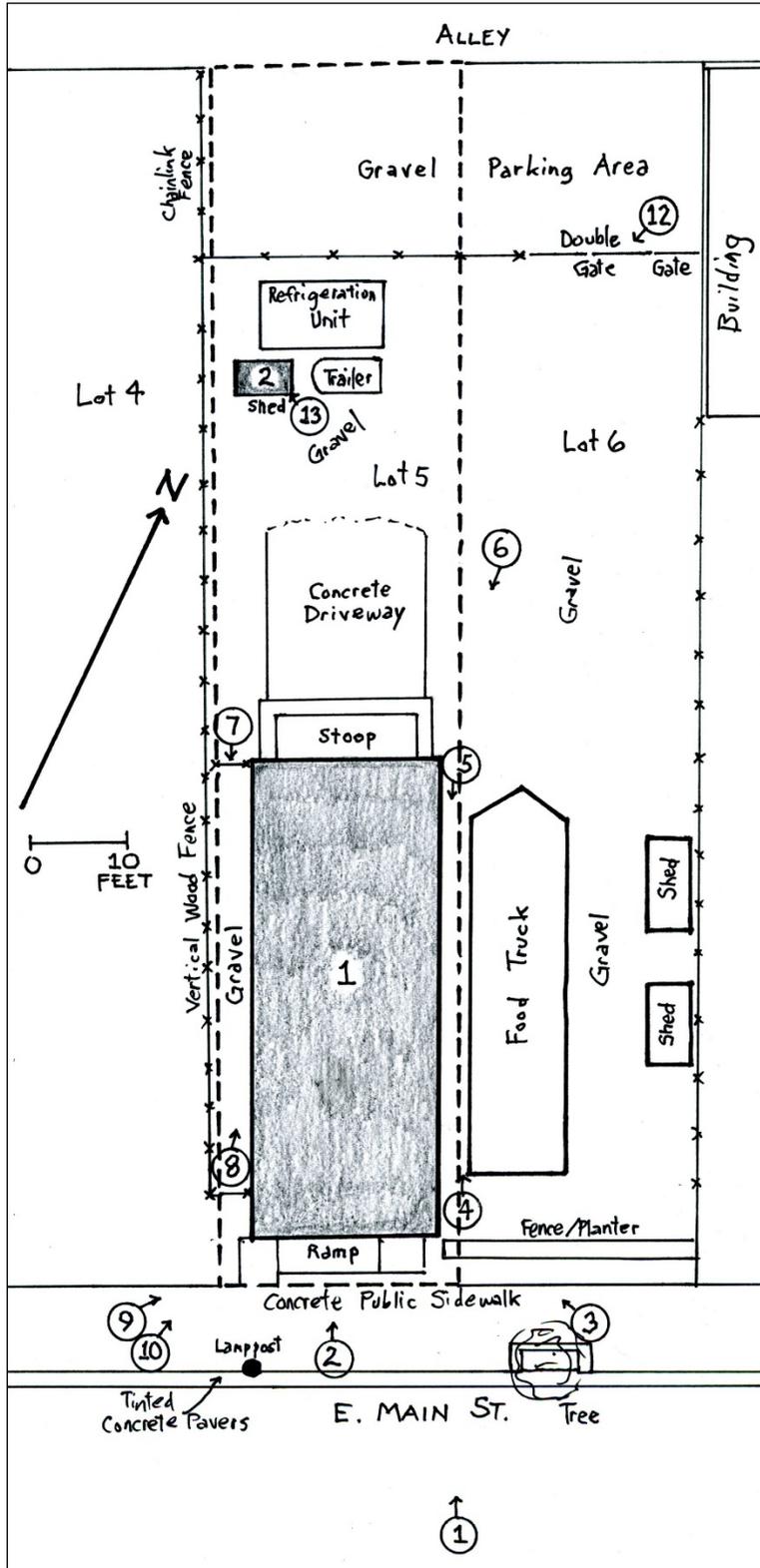


State Perspective:
Buena Vista Ranger
Station

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Sketch Map



The dashed line indicates the nominated area boundary; only Lot 5 is included. Numbers in circles show photograph locations and camera directions. Resource 1 is the ranger station and Resource 2 is a nonhistoric shed.

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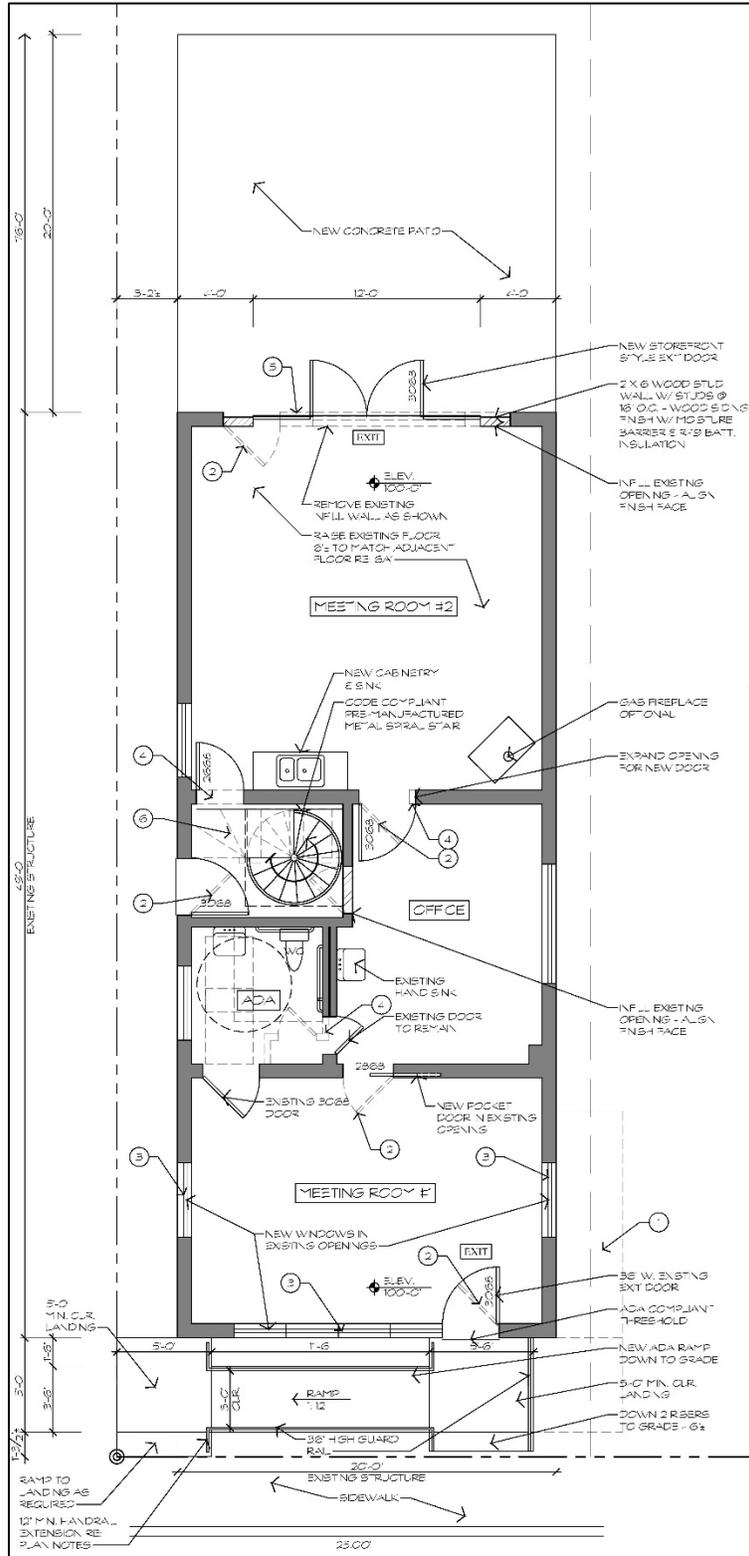


Figure 1. This 2018 construction drawing prepared for the remodeling and reuse of the building shows the interior floorplan. East Main Street is at the bottom of the drawing. The partial basement is only under the center part of the building. SOURCE: Sarah Weddington Architectural Services, The Ranger Station Renovation, construction drawing, January 12, 2018.

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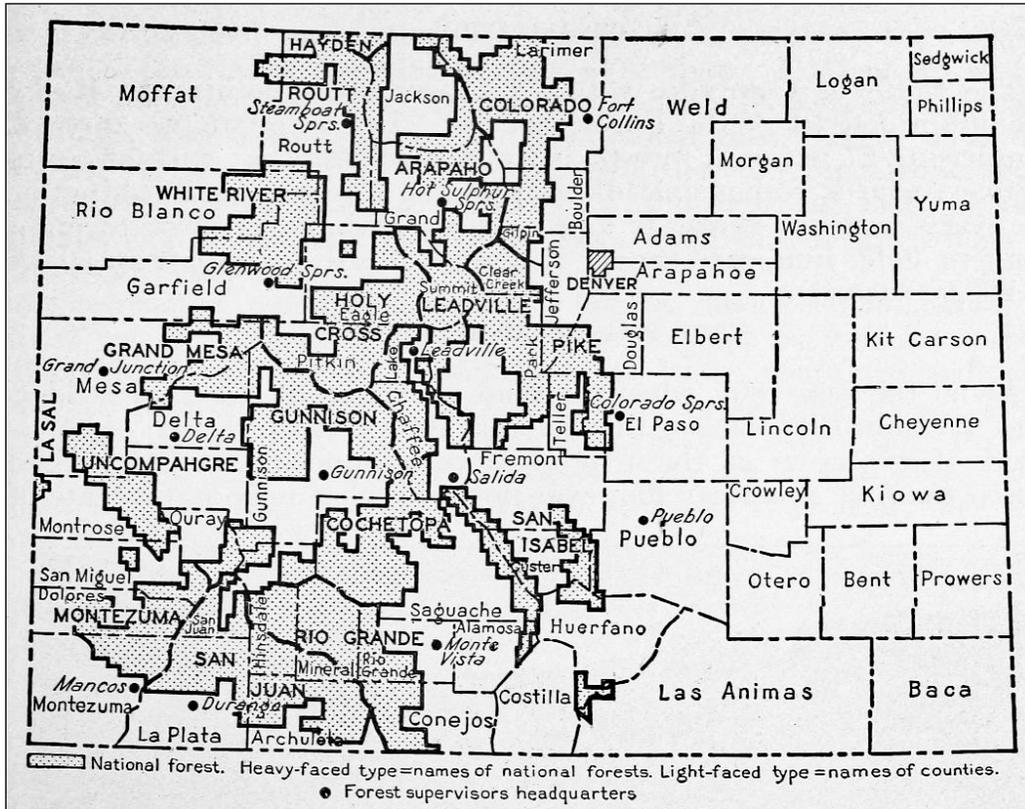


Figure 2. The boundaries of national forests in Colorado are shown in this 1928 map. The Cochetopa National Forest is located southwest of the center of the state with its forest supervisor housed in Salida. SOURCE: US Forest Service, *The National Forests of Colorado* (1928).



Figure 3. This 1939 photograph of the Buena Vista ranger station (view north-northwest) shows the front (south) and east walls of the building shortly after its completion. SOURCE: US Forest Service photograph, October 1939, in Hartley and Schneck, *Administering the National Forests of Colorado*, 158.

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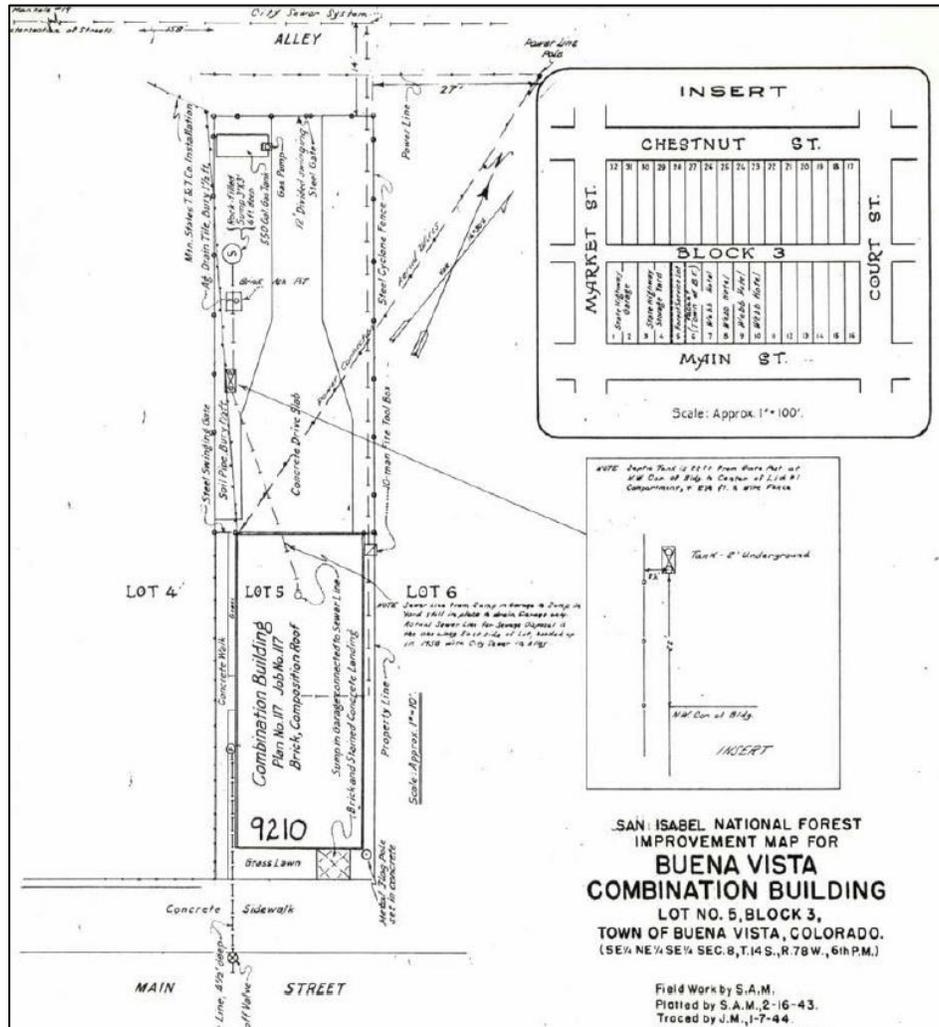


Figure 4. The ranger station is shown in the context of its lot in this 1943 plan drawing. The flagpole, ash pit, and gasoline tank are no longer extant. SOURCE: Buena Vista Combination Building, Plan Drawing, 1943 (revised through 1958), in Hartley and Schneck, 410 E. Main Street, 5CF828, Management Data Form, July 17, 1994.

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Figure 5. The Chaffee County Nursing Service still occupied the building in 1994. The building had received replacement door and windows (three fixed windows instead of four on the front) and a pedestrian ramp by that time. SOURCE: Hartley and Schneck, survey photograph July 17, 1994.