



**United States Department of the Interior**

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



April 1, 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: 3/25/2022 THROUGH 4/1/2022

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

COLORADO, CHAFFEE COUNTY,  
McFadden Barn,  
18840 Mountain View Dr.,  
Buena Vista vicinity, RS100007490,  
LISTED, 3/31/2022

GEORGIA, MUSCOGEE COUNTY,  
Rose Hill School,  
433 21st St,  
Columbus, SG100007533,  
LISTED, 3/30/2022

MISSOURI, CRAWFORD COUNTY,  
Shamrock Court,  
1246 South Service Rd.,  
Sullivan, MP100007530,  
LISTED, 3/28/2022  
(Route 66 in Missouri MPS)

MISSOURI, JACKSON COUNTY,  
St. Francis Xavier Parish Church & Rectory,  
1001 East 52nd St.,  
Kansas City, SG100007529,

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		

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: McFadden Barn  
Other Names/Site Number: 5CF3572  
Name of related multiple property listing: N/A

## 2. Location

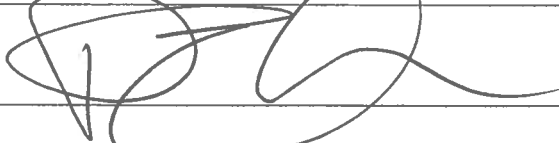
Street & Number: 18840 Mountain View Drive  
City or town: Buena Vista State: CO County: Chaffee  
Not for Publication:  Vicinity:

## 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	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

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

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.):

AGRICULTURE/Agricultural Outbuilding

**Current Functions** (Enter categories from instructions.):

AGRICULTURE/ Agricultural Outbuilding

**7. Description**

**Architectural Classification** (Enter categories from instructions.):

OTHER: Barn/Bank Barn

**Materials:** (enter categories from instructions.)

foundation: STONE

walls: WOOD

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roof: METAL  
other: WOOD

### 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 1900-01 McFadden Barn is located in the west headquarters of the McFadden Homestead, 9.5 miles north-northwest of the Town of Buena Vista in unincorporated Chaffee County, Colorado (Photograph 1).<sup>1</sup> A gravel access road links the farm/ranch headquarters to Mountain View Drive and US Highway 24, 0.8 miles to the east. Painted red with white trim, the large, one-story bank barn stands at an elevation of 8,833' in the foothills of the Sawatch Range. The gabled roof building faces south-southeast and is built into a hill on the north, east, and west; the hill rises nearly 60' on the north to the level of a subdivision road. The building exhibits a stone foundation, a log frame with unusual tying joinery, walls clad with horizontal boards, and overhead sliding doors. Main floor entrances are on its north and east walls, and lower level access is on the south. The gabled roof has overhanging eaves, is clad with corrugated metal roofing panels, and holds two louvered wood cupolas. The barn retains excellent historic integrity.

The barn is situated at the northeast corner of the McFadden farm/ranch west headquarters, which was established in the early 1880s (Photograph 2). While the barn embodies the significance and integrity necessary for an individual nomination, an intensive historical and archaeological survey of the ranch undertaken in 2020-21 concluded that the sixteen-building headquarters complex no longer retained historic integrity due to new construction, demolition of historic buildings, moved-in buildings, and substantial alterations to historic buildings that mainly occurred during the tenure of Franklin Springer (1972-2017).<sup>2</sup> The Colorado SHPO concurred in this evaluation. Only four of the sixteen resources in the complex were assessed as potentially contributing (see Sketch Map of headquarters). The nearest ranch buildings to the barn manifest Springer-era changes. The blacksmith shop to the northwest received two eastern additions: a shop addition in 1974 and a hydroelectric plant addition circa early 2000s. The early 1960s house to the southwest of the barn had a second story added circa early 1990s.<sup>3</sup> South of the headquarters to the south and southeast are irrigated hayfields, while the land rises to the north and west.

<sup>1</sup> 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.

<sup>2</sup> Thomas H. Simmons and R. Laurie Simmons, McFadden/Morrison Ranch, McFadden Brothers Ranch, Architectural Inventory Form, 5CF3417, January 2021, on file History Colorado, Denver, Colorado.

<sup>3</sup> Jason O'Brien, National and State Register Historian, History Colorado, email to Thomas H. Simmons, September 13, 2021. The decision to nominate only the barn with a closely defined boundary reflects its proximity to these new and altered historic buildings and follows the direction of History Colorado National and State Register historian Jason O'Brien, who noted: "I believe that the proposed boundary is appropriate and that the sketch map demonstrates why there isn't a viable district by outlining the contributing/non-contributing status of the headquarters area."

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## Narrative Description

The McFadden Barn was erected 1900-01, a date based on dendrochronological analysis, and is shown on a 1938 aerial photograph of the area (Figure 2).<sup>4</sup> The rectangular (81' x 20') barn faces south-southeast and consists of an original gabled roof section (68' x 20') on the east and a smaller (13' x 20'), lower, shed roof western section. The latter appears to be a historic addition.<sup>5</sup> The foundation of the barn is dry laid fieldstone, although recent repair efforts have mortared some areas of the wall. The lower level of the building, accessible from the south, has two open bays for vehicle and other storage to the west, and an enclosed east section. The upper level of the barn is clad with flush horizontal tongue-and-groove boards with corner boards and is accessible by overhead sliding doors on the north, south, and east walls. The barn has overhanging eaves, and the roof is clad with corrugated metal panels. There are two gabled roof cupolas with wood louvers on the roof ridge and lightning arrestors at each end of the ridge.<sup>6</sup>

*Front.* Viewing the barn from the edge of the headquarters to the west, the height and width of the southern façade of the building is impressive (Photographs 3, 4, and 13). The lower level contains three open bays to the west, while the eastern half is enclosed. The west shed roof section, which holds the westmost open bay, is attached to the west wall of the original part of the barn and is supported by a massive hewn timber beam resting on a battered dry laid fieldstone wall to the west. The two adjacent open bays to the east feature a long, thick, hewn timber beam supported by wood posts at each end. The eastern enclosed section is clad with flush horizontal boards and contains (from west to east): a small window opening (no window present), a pedestrian entrance holding a sliding vertical board door on an overhead metal track, another window opening (no window present), a pedestrian entrance with a vertical board door with strap hinges, and a final window opening containing a vertical wood muntin (no window present).<sup>7</sup> All of the door and window openings have plain wood surrounds.

The upper level of the front contains two widely-spaced sliding wood hayloft doors on metal overhead tracks. The doors have plain wood frames and a center divider; each door panel is filled with beadboard installed diagonally. The hardware for the sliding doors appears to have been purchased rather than fabricated on site. The owners may have preferred sliding doors rather than hinged doors given the high winds often present at the location. A historic gasoline-powered hay elevator is present in another part of the farm/ranch and could have been used to move hay bales to the upper level of the barn.

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<sup>4</sup> Peter M. Brown, Rocky Mountain Tree-Ring Research, Inc., Fort Collins, Colorado, letter report to Thomas H. Simmons and R. Laurie Simmons, August 7, 2021. In July 2021 Dr. Brown took core samples from twelve logs in the barn, including the top plate, center stringer, and floor joists, and concluded that the logs had cutting/death dates "sometime after early September 1900, and sometime before growth would have begun again in spring of 1901."

<sup>5</sup> Rick Bieterman, Buena Vista, Colorado, email to Thomas H. Simmons, September 8, 2021 (forwarding information from Franklin Springer). Franklin Springer reported the barn's shed roof section to the west was present when he purchased the property in 1972. Historic aerial photographs lack sufficient resolution to provide more information on this question.

<sup>6</sup> Thomas H. Simmons and R. Laurie Simmons, Historians, Front Range Research Associates, Inc., and Marilyn A. Martorano, Archaeologist, Martorano Consultants LLC, memorandum to Jason O'Brien, History Colorado, Watershed Ranch Cultural Resource Survey, Project Overview and Results, March 24, 2021. A pedestrian reconnaissance archaeological survey of the ranch was undertaken in July 2020 by Marilyn Martorano of Martorano Consultants LLC, who concluded: "No visible large concentrations of surface or buried domestic, farming/ranching historic trash deposits that are often found on historic farm or ranch sites were found during the reconnaissance survey of the Watershed Ranch. This could be due to heavy vegetational cover in some areas near buildings at both headquarters, and/or because early trash deposits were buried and covered with soil or structures and are no longer visible, or because trash was removed from the property during historic times."

<sup>7</sup> The two doors were open at the time of fieldwork and are not visible in exterior photographs.

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*East Wall.* The east wall contains a center sliding vertical board wood door on an overhead track (Photographs 3, 5, and 6). The center part of the sliding door has been replaced with nonhistoric T1-11 siding within the existing frame. The overhead sliding apparatus (historic) appears to be improvised using a metal rod and pulley wheels. The apex of the gable face originally held paired four-light wood windows in a plain wood surround. The north window is now missing, and some lights are missing from the south window. A portion of the foundation is missing at the south end of the east wall, exposing the interior of the barn.

At the northeast corner of the barn a 7'-wide wood gate extends from the barn northward. The gate is mounted to a wood post to the north using strap hinges and is composed of 1" x 6" board rails with a diagonal brace. The tops of some of the rails are worn down due to livestock rubbing against them. Current owner Rick Bieterman believes the gate provided access to a small, fenced, horse holding area; the fence is no longer present.

*North Wall.* The north wall of the building employs the same type of siding and holds two widely-spaced wood doors with plain wood surrounds (Photographs 6, 7, 8, 10, and 11). The east door is composed of vertical boards with strap hinges, while the west door is a sliding door (a wood frame holding vertical wood tongue-and-groove boards) mounted on an overhead metal track (Photograph 9). The north wall of the west shed roof component (above the part built into the hillside) is unfenestrated and clad with horizontal boards.

*West Wall.* The west wall of the shed roof addition is built into the hillside at the north end, while the visible portion displays dry laid stone supporting a large timber beam. The west wall of the original barn has the same type of siding as its other walls and holds paired four-light wood windows with plain wood surrounds at the apex of the gable face (Photograph 12). The north window has two lights missing.

*Interior.* The structure of the building's log post and beam frame is exposed on both levels (Photographs 15 through 19). The building has pine log joists, rafters, tie beams, plates, and studs, joined with a variety of lap notches and mortises.<sup>8</sup> The tie joints are complex, with sections of the rafter plate connected with half-lap joints, studs set into the plate at the joint, and rafters spiked to the top of the plate (Photograph 18). The top and exterior sides of the plate log are hewn flat. The exterior sides of the log studs are also hewn flat to facilitate installation of the horizontal board siding.

Lower Level. The dry laid fieldstone foundation of the west, north, and east walls is exposed on the lower level. The log floor joists of the upper story also are visible. The westmost bay of the lower level has a dirt floor, and nonhistoric dimensional wood trusses now support the shed roof. The east end of the bay is defined by a partial dry laid stone wall and a hewn timber beam (13-½" x 7") supported by a 8-½" timber post on a concrete footing (Photograph 14). The latter post also supports the west end of a large hewn timber beam spanning the two open bays to the east; a timber post provides additional support near the center of the beam. Another long beam with a square timber post near its center supplies support for the upper story along the rear wall (Photograph 15). The east bay has a concrete floor.

The open bays are terminated on the east by a partition wall clad with vertical boards (Photograph 15). To the rear (north) the wall holds a vertical board pedestrian door; a small opening containing a vertical board hatch is present in the upper part of the wall toward the front.

Upper Level. The upper level consists of one open room with 5"-wide wood tongue-and-groove floorboards (Photograph 17). The log studs are about 6" in diameter; spacing varies, but most appear to be about 24"-on-center. The log rafters are also about 6" in diameter with similar spacing. The tie

<sup>8</sup> Brown, letter report, August 7, 2021. According to Brown, the logs are likely all Ponderosa pine.

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beams appear to be about 8" in diameter and are spaced about 6' on-center. Some of the log structural members are unpeeled. There are no collar ties between the rafters.

**Integrity**

The McFadden Barn's *location* is unchanged since its construction. The *setting* of the barn is somewhat altered. It remains part of a farm/ranch headquarters complex, but most of the buildings are nonhistoric or have been altered to the extent they no longer reflect their historic character. The broader setting of hayfields to the south and hill to the north remain very much intact. The barn retains excellent integrity of *design*, including its original rectangular building footprint, wall cladding, and door and window fenestration. The barn's original *materials* remain, including flush horizontal tongue-and-groove board wall cladding, multi-light wood windows, wood sliding doors, louvered wood cupolas, and log frame. Integrity of *workmanship* is displayed in the unusual joinery of the log timber frame, in particular the tying joint used to connect the log roof plates, studs, tie beams, and rafters. Considerable effort was entailed excavating the side of the hill and constructing the dry laid fieldstone foundation. The building is still *associated* with agriculture in Chaffee County, supporting ongoing hay raising activities. The barn retains integrity of *feeling*, clearly conveying its historic function as a barn through its overall design, sliding hayloft doors, cupolas, and large size.

**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.)

	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
<b>X</b>	<b>C</b>	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.
	<b>D</b>	Property has yielded, or is likely to yield, information important in prehistory or history

**Criteria Considerations:**

	<b>A</b>	Owned by a religious institution or used for religious purposes
	<b>B</b>	Removed from its original location
	<b>C</b>	A birthplace or grave
	<b>D</b>	A cemetery
	<b>E</b>	A reconstructed building, object, or structure
	<b>F</b>	A commemorative property
	<b>G</b>	Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance** (Enter categories from instructions.):  
ARCHITECTURE

**Period of Significance:** 1900-01

**Significant Dates:** N/A

**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):** Unknown

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**Period of Significance (justification):** The period of significance for Architecture is 1900-01, the date of its construction.

**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 1900-01 McFadden Barn is locally significant under Criterion C for its Architecture, as a large example of an early twentieth century bank barn in Chaffee County, Colorado. The building also is notable for its log post and beam construction with unusual joinery. The period of significance for Architecture is 1900-01. The barn supported cattle and hay raising activities through the end of the McFadden tenure in 1960. The barn retains excellent historic integrity.

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

**Criterion C.** The McFadden Barn is significant for its Architecture at the local level of significance as an extremely well-preserved example of a large bank barn in Chaffee County. A bank barn is defined as a two-level barn with one or more sides built into the slope of the land. The upper level is accessed from the hill and the lower level entered from the side away from the hill.<sup>9</sup> Retired National Park Service architect Rodd Wheaton described the advantages of the bank barn design: "This allowed for warmer and securer quarters for animals in the winter on the lowest level and easy access to the upper floor for hay storage. Essentially it became the 'loft.' ... The open shed provided, as it still does, a covered space for farm equipment."<sup>10</sup>

Barn expert John M. Vlach opined that "bank barns are rarely encountered in the West."<sup>11</sup> A search of the History Colorado survey database identified just seventeen properties including this type of barn, of which two are currently listed in the National Register: the Nachtrieb/Kelly Ranch in Chaffee County (NRIS number 100000785) and the Bingham Homestead Rural Historic Landscape in Larimer County (NRIS number 13000161). Perhaps due to its hilly topography and more survey activity, at least five bank barns have been documented in Chaffee County, including three on the McFadden Ranch.<sup>12</sup> The McFadden Barn epitomizes the bank barn building form described by History Colorado: its long side constructed parallel to a hill, two-level entry, masonry employed on the lower level, and rooftop ventilators on the ridge.<sup>13</sup> The barn retains historic integrity.

The barn's framing is also notable, consisting of a log frame clad with horizontal boards. While Colorado has many historic log buildings, including barns, the use of logs for structural framing with exterior board cladding is rare. The building employs mostly Ponderosa pine log joists, rafters, tie

<sup>9</sup> Allen G. Noble and Richard K. Cleek, *The Old Barn Book* (New Brunswick, New Jersey: Rutgers University Press, 1995), 79. This type of barn is sometimes called a side-hill barn.

<sup>10</sup> Rodd L. Wheaton, Englewood, Colorado, email to Thomas H. Simmons and R. Laurie Simmons, December 14, 2020.

<sup>11</sup> John M. Vlach, *Barns* (New York: W.W. Norton and Company, 2003), 326.

<sup>12</sup> The other four Chaffee County bank barns differ from the nominated barn. Two are conventional log barns with log walls joined with corner notching: a circa 1874-75 barn included in the National Register Nachtrieb-Kelly Ranch southwest of Buena Vista, NRIS number 100000785 and the pre-1919 Stobaugh/Galusha/Usnick Farm barn northwest of Salida (5CF3245). Of the two other barns on the McFadden Ranch, the older one at the west headquarters (5CF3417) is a barn remnant, consisting only of the lower level of the building; its framing system is not known, but the extant lower walls are log. The bank barn at the east McFadden headquarters (5CF3573) is not framed in the same manner as the west barn. It does not display the intricate log notching of the west barn and has a majority of dimensional timber members rather than logs in its framing.

<sup>13</sup> History Colorado, "Bank Barn," Colorado's Historic Architecture and Engineering Guide, <https://www.historycolorado.org/bank-barn> (accessed October 14, 2020).



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beams, plates, and studs, joined with a variety of lap notches and mortises. The structure of the frame is exposed in the interior of both levels (Photographs 15 through 19). To better accept the exterior board cladding, studs are hewn on their exterior sides, while plates are hewn on two sides. The joinery connecting the plate, stud, and tie beam logs is quite unusual (Photograph 18). The nomination preparers provided photographs of the interior and exterior of the building to a number of experts on barns and log construction, who provided their opinions on the building's construction.

Timber framing expert Jack Sobon described the framing as log "post and beam construction. [It] was framed of logs, hewn on one face (studs and rafters) and two faces (plates and corner pieces), the ties left round where possible. The deep notching in the underside of the plates for the studs is probably a factor of the available nail length to fasten the plate down to them."<sup>14</sup> He continued: "I haven't seen anything quite like this," describing it as an approach that "utilized minimal processing of the structure ... guided by the availability of straight log poles nearby and a likely distant sawmill."

Architect Wheaton commented: "It is unusual log framing. ... Inside the loft, the rafter plate is half lapped over the deep notch joint of the vertical studs. ... It is unusual that the rafter plate has such deep notches for the studs that could weaken it. The tie beams are simply notched over the rafter plate as are the roof rafters extending to form the eave."<sup>15</sup> Architectural conservationist and barn expert Harrison Goodall commented: "The log framing certainly makes sense but I have not come across this before. Both the stud and rafter logs seem extra sturdy than I would have expected. And the craftsmanship of the studs to the plate are very well done."<sup>16</sup>

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## Developmental History/Additional Historic Context Information

### The Riverside Area of Chaffee County

The McFadden Barn is located on the William P. McFadden Homestead in the vicinity of Riverside in northern Chaffee County. The nucleus of buildings forming the small Riverside community lay about 1.5 miles southeast of the McFadden property. Farming and ranching initially drew settlers to the area, including French-born François "Frank" Mayol in 1863. He became the first in the area to raise potatoes and other farm products to sell to miners along the river and at California Gulch (later Leadville). An 1881 publication reported Mayol "soon accumulated quite a fortune."<sup>17</sup> George Leonhardy, a native of Switzerland, pursued mining before turning to ranching and purchased the Mayol Ranch in 1872 for the then-large sum of \$3,750. A post office known as Riverside was established at Leonhardy's property in 1872, and he expanded his ranching operations to the extent it was described as "one of the most valuable landed properties in the county" in 1881.<sup>18</sup> The community also gained a school.

A wagon road is shown on the 1880 original township survey plat, following an alignment through Riverside up the Arkansas River Valley to California Gulch (later Leadville) (see Figure 1). After Leadville emerged as Colorado's leading silver region, several railroads became interested in providing service to the mining camp. The Denver & Rio Grande Railroad completed a line up the valley from Salida through Buena Vista and Riverside, and it reached Leadville in July 1880.

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<sup>14</sup> Jack Sobon, Pittsfield, Massachusetts, email to Thomas H. Simmons, September 13, 2021.

<sup>15</sup> Rodd L. Wheaton, Englewood, Colorado, email to Thomas H. Simmons and R. Laurie Simmons, December 14, 2020.

<sup>16</sup> Harrison Goodall, Whidbey Island, Washington, email to Thomas H. Simmons, December 15, 2020.

<sup>17</sup> E.R. Emerson, "History of Chaffee County," in O.L. Baskin & Co., *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co., 1881), 479.

<sup>18</sup> Emerson, "History of Chaffee County," 479.

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## The McFaddens Establish a Homestead

The presence of the railroad through the valley apparently drew William P. McFadden to northern Chaffee County. McFadden was born in Ireland in 1847 and, according to the 1910 census manuscript return, came to the United States in 1868. The 1880 manuscript census returns showed him as unmarried, living at Riverside and working there as a laborer. In his later homestead proof testimony he reported employment as a railroad laborer at Riverside prior to engaging in farming. In 1880-81 he worked for George Morrison, who had established a farm northwest of Riverside in 1876.<sup>19</sup>

In November 1881 McFadden settled on 160 acres of land west of Morrison's land and filed a homestead claim intention in January 1882 (Figure 1). During the same month, he diverted water for the McFadden Ditch, which took water from a headgate on the north bank of McFadden Creek (Ditch Number 85, named for William) in the Northeast Quarter of the Southwest Quarter of Section 33. The water right for the ditch was adjudicated in 1890, when it received priority number 96.<sup>20</sup> In addition to William P., the McFadden family then consisted of his wife, Margaret "Maggie" McFadden, and her daughter, Mary Ellen, born in 1881. Little could be found about Mrs. McFadden. She owned property in nearby Buena Vista and was involved in charitable work. One Ancestry.com family tree showed her maiden name as Diegnan (possibly a misspelling), and another suggested that Mary Ellen was Margaret's child from an earlier marriage. William P. McFadden became a US citizen in September 1887.

To establish that he had complied with government requirements for obtaining the homestead (or to "prove up" his claim), McFadden presented testimony and called witnesses in November 1887. He testified that the total value of improvements on his land was \$800. This included a 20' x 24' log house (\$250 value), a 40' x 25' barn (\$200 value), and 1.5 miles of fencing (\$75 value). He reported building a cabin worth \$25 after settling here in 1881 and then moving into his "new house" in February 1887, built by himself and a hired man. His two proof witnesses elaborated that the house was log and frame and one-and-a-half-stories high. One witness estimated the entire property was worth \$4,000.<sup>21</sup>

In his homestead proof testimony McFadden reported raising hay (forty tons), potatoes (45,000 pounds), and other vegetables. His farm equipment included two plows, a harrow, mower, rake, and a wagon and harness. Two mules and fourteen head of cattle also were present. The family's household goods consisted of two stoves, six chairs, one bed, two tables, and cooking utensils.<sup>22</sup> On January 29, 1888, twin boys, William J. and Frank McFadden, were born.<sup>23</sup>

William P. McFadden affiliated with the Democratic Party, serving as a delegate to the Democratic County Convention in 1889.<sup>24</sup> An 1891 newspaper report of crops and livestock in the Riverside area of Chaffee County showed McFadden owning 160 acres of land, of which 50 acres were cultivated, encompassing 20 acres of grain, 5 acres each of peas and potatoes, 1 acre of vegetables, and 18

<sup>19</sup> US Census, Census of Population, manuscript returns, 1880-1910; William McFadden, Final Homestead Certificate, Number 166, February 9, 1889, casefile, Township 12 South, Range 79 West, Section 34, consisting of the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter, and the North Half of the Southwest Quarter, 6<sup>th</sup> Principal Meridian, on file National Archives, Washington, DC. McFadden's railroad duties were not specified in the census return. Morrison's land would be acquired by the McFadden family in the early twentieth century.

<sup>20</sup> Colorado District Court of the Fourth District, In the Matter of a Certain Petition for Adjudication of the Priority of Rights to the Use of Water for Irrigation in Water District 11, McFadden Ditch (Number 85), Priority Number 96, Decree, June 19, 1890.

<sup>21</sup> McFadden, Final Homestead Certificate, Number 166, February 9, 1889, casefile.

<sup>22</sup> McFadden, Final Homestead Certificate, Number 166, February 9, 1889, casefile.

<sup>23</sup> Frank McFadden, World War I draft registration, 1917, on Ancestry.com.

<sup>24</sup> *Salida Mail*, October 11, 1889.

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acres of hay. The operation included 6 horses, 20 cattle, and 10 hogs.<sup>25</sup> The family may have raised apples, as the *Salida Mail* reported in 1891 that Mrs. McFadden was forecasting a large apple crop.<sup>26</sup> She died between October 1893 and 1900, when Mr. McFadden was identified as a widower in the census manuscript returns. According to an article on Chaffee County cemeteries, the small burial ground on the ranch contains two marked graves and is known as the McFadden Cemetery. The first burial reportedly dates to 1897 and likely was that of Mrs. McFadden.<sup>27</sup>

In 1900-01, based on the dendrochronological analysis described earlier, William P. McFadden added a new, larger barn (the subject of this nomination) at the property. It is not known if the owner constructed the barn himself or hired a builder.<sup>28</sup> The new barn provided increased loft space for hay storage, as well as additional room on the lower level for housing farm machinery and equipment.<sup>29</sup> The earlier barn listed by McFadden in his homestead testimony may also have been a bank barn. It appears to have been located at the northwest corner of the headquarters. Aerial photographs for 1938 and the 1950s show a building in that location, but it no longer appears on a 1965 aerial photograph (Figures 2 and 4). The remnant still present (the lower level of the building) and its hillside location suggest it was a log, bank barn. The McFadden sons would later build a third bank barn in the eastern area of their farm/ranch in the 1920s.<sup>30</sup>

William P. McFadden died in August 1911, when struck by lightning while returning to the ranch from a supply trip to Granite. When he failed to appear at home, his twin sons traced his route and discovered his body. Several newspapers around Colorado reported the unusual circumstances of his death.<sup>31</sup> Sons William J. and Frank McFadden continued operating the farm, and in 1919 they inherited the property. It is unclear why the formal transfer took eight years. In addition to farming and ranching, the brothers participated in local civic affairs. Frank served as an election judge and was elected a Justice of the Peace in 1914. In 1915 Frank attended the National Western Stock Show in Denver. In 1919 William served as the secretary for the local school district (Number 16, Riverside). The brothers served in such positions for many years.<sup>32</sup>

During their tenure, Frank and William J. operated the farm and ranch as “The McFadden Brothers.” In addition to gaining formal ownership of the original homestead in 1919, they acquired the adjoining Morrison property the same year. In 1876 George and Sarah Morrison homesteaded 160 acres a mile east-southeast of the McFadden ranch headquarters.<sup>33</sup> Genevieve “Jean” (Johnson) Avery, longtime Buena Vista resident who lived on a ranch to the north, recalled that the Morrison headquarters was located closer to the Arkansas River, east of today’s route of US 24.<sup>34</sup> The Morrisons later mortgaged

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<sup>25</sup> Reported in June Shaputis and Suzanne Kelly, *A History of Chaffee County* (Marceline, Missouri: Walsworth Publishing Company, 1982), 150.

<sup>26</sup> *Salida Mail*, August 7, 1891.

<sup>27</sup> Chaffee County Cemeteries, Chaffee County GenWeb Project, in Kay R. Merrill, ed. *Colorado Cemetery Directory* (Denver: Colorado Council of Genealogical Societies, 1985).

<sup>28</sup> McFadden’s twin sons were only twelve years old in 1900.

<sup>29</sup> There are no stables present in the lower level, and it does not appear to have been used to house animals.

<sup>30</sup> Simmons and Simmons, McFadden/Morrison Ranch, Architectural Inventory Form, Resource 14.

<sup>31</sup> *Leadville Herald-Democrat*, August 12, 1911, and *Salida Mail*, August 15, 1911 (William P. McFadden obituaries).

<sup>32</sup> *Chaffee County Democrat* (Buena Vista), July 19, 1919 (William McFadden secretary of school district); *Chaffee County Republican* (Buena Vista), January 28, 1915 (Frank attends stock show in Denver), July 13, 1923 (William McFadden and Ida McFadden officers in local school district); *Salida Mail*, September 11, 1920 (Frank and Ida Democratic precinct committee people).

<sup>33</sup> George Morrison, Homestead Patent, Document number 61, July 27, 1889, on file General Land Office records, Bureau of Land Management website, [gloreCORDS.blm.gov](http://gloreCORDS.blm.gov).

<sup>34</sup> Genevieve “Jean” (Johnson) Avery, Buena Vista, Colorado, interview by Katy Welter and Suzy Kelly, August 6, 2021.

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their property and forfeited it in 1897. Englishman Alfred Crebbin of Denver acquired the property and leased it to others until selling to the McFaddens.<sup>35</sup>

In 1920 Frank married Ida E. Cox West (1888-1970) in Leadville. She was the daughter of Henry F. and Mary Cox of Riverside. The *Chaffee County Democrat* heralded the marriage: "Thus are united two of the best families of the county."<sup>36</sup> Both Frank and Ida served as Democratic precinct committee persons. Ida had a daughter from a previous marriage (Evelyn F., born circa 1909). The brothers thereafter lived in separate households (as enumerated in the census); their half-sister, Mary Ellen McFadden, resided with William. Newspaper items show the brothers conducting business in Buena Vista and Salida to the south, as well as Granite and Leadville to the north (not surprising, given the farm's location at the northern end of Chaffee County). The agricultural operation was sufficiently profitable for the brothers to afford an early automobile. A 1925 *Salida Mail* article reported: "The McFadden family of Riverside motored down for a day's diversion on the first Monday of September and enjoyed the festivities of the day."<sup>37</sup>

In the 1920s, the brothers established a second headquarters on the former Morrison land at a point on the eastern edge of the foothills overlooking irrigated lands on the west side of the highway between Buena Vista and Leadville, a development likely prompted by Frank's 1920 marriage.<sup>38</sup> The eastern cluster of buildings included a house, privy, shed, barn, corral, and other buildings. The barn constructed there was also a bank barn. In 1930 Ida's daughter, Evelyn F. Blanchard, and her infant daughter Ida Mae, lived with Frank and Ida. According to an obituary for Ida Mae, the McFaddens later adopted her.<sup>39</sup> Genevieve Avery, who lived on a ranch to the north in the 1940s, reported that Frank and Ida lived at the east headquarters during that period (see Figure 3).<sup>40</sup>

In the 1940 census, William reported working sixty hours per week all year during 1939. Reflecting his Irish heritage, William was described on his 1942 World War II draft card as 5'-9" and 135 pounds, with red hair, gray eyes, and a ruddy complexion.<sup>41</sup> William J. McFadden died on February 21, 1959, and the *Chaffee County Republican* stated he "spent most of his life farming" and observed: "A quiet, unassuming man, Mr. McFadden has always had the respect and friendship of a wide circle of acquaintances."<sup>42</sup>

William did not leave a will, and in 1960 Frank and sister Mary Ellen McFadden inherited the property. Prior to her death in October 1960, Mary Ellen transferred her interest to Frank and his wife, Ida. The McFaddens moved to Salida, where Frank died on August 1, 1968, and Ida on August 10, 1970. Both brothers received Catholic funeral services in Salida and were buried at Fairview Cemetery.<sup>43</sup>

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<sup>35</sup> Chaffee County Clerk and Recorder, ownership transfers, Salida, Colorado, accessed on iCounty.com (various dates).

<sup>36</sup> *Chaffee County Democrat* (Buena Vista), January 24, 1920.

<sup>37</sup> *Salida Mail*, September 18, 1925.

<sup>38</sup> See Simmons and Simmons, McFadden/Morrison Ranch, Architectural Inventory Form, east headquarters.

<sup>39</sup> Ida Mae Blanchard-McFadden Margos, Find a Grave, memorial number 191437025, www.findagrave.com. Ida Mae (1928-2006) married in 1949.

<sup>40</sup> Genevieve "Jean" (Johnson) Avery, Buena Vista, Colorado, interview by Katy Welter and Suzy Kelly, August 6, 2021.

<sup>41</sup> US Census, Census of Population, manuscript returns, 1940; William J. McFadden, World War II draft card, Ancestry.com.

<sup>42</sup> *Chaffee County Republican* (Buena Vista), February 27, 1959 (William J. McFadden obituary). See also *Salida Mail*, February 23, 1959.

<sup>43</sup> *Chaffee County Republican* (Buena Vista), November 11, 1960 (Mary Ellen McFadden obituary), and August 1, 1968 (Frank McFadden obituary); *Salida Mail*, February 23, 1959 (William J. McFadden obituary) and October 31, 1960 (Mary Ellen McFadden obituary).

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## Owners and Uses Following the McFaddens

Intensive agricultural efforts on the property appear to have diminished in the decades after the McFadden ownership.

*Adams and Lee.* Upon gaining sole ownership, Frank and Ida McFadden sold the entire property in 1960 to Albert and Mary A. Adams of Chaffee County. According to Franklin Springer, the Adamses erected the house in the west headquarters; three different contractors reportedly worked on its construction. Springer related that Mr. Adams was an engineer who received patents for cameras, while Mrs. Adams had been a ballerina.<sup>44</sup> The couple owned the ranch for about eight years. In 1968, Charles W. and Dorothy R. Lee became owners and held the property for about four years. The latter couple used the west end of the lower level of the barn as a chicken coop.<sup>45</sup>

*The Springers and Mountain View Ranch Company.* In 1972 the Lees sold the ranch in two transactions: Franklin E. and Marcena M. Springer acquired the west part and the Mountain View Ranch Company (Franklin E. Springer, president) bought the east part. Mr. Springer was born in Castro County, Texas, in 1934. He grew up in that state, attending high school in Hereford, and married Marcena Reisdorph, born in 1937 in Oklahoma. Springer's father farmed in Texas and operated a succession of businesses that provided his son with skills helpful later at his Colorado ranch, among them: custom combine cutting, ditching, developing a tractor-mounted posthole digger, and pipe installation. In college, Springer worked in constructing irrigation wells. He later taught jet mechanics in the Air Force, and then worked at Atebery Elevators, where he helped develop a power auger for moving grain.

Franklin Springer gained exposure to Colorado where his father came to hunt and fish. His father later fixed equipment for a local family on their ranch near Buena Vista. Franklin Springer came to Colorado permanently in 1964. He learned of the McFadden/Morrison property while he was working on a water pumping plant on the Arkansas River to the east as part of a water project for the City of Colorado Springs. After purchasing the ranch property, Springer and his wife moved in. Springer soon got out of raising cattle, believing it did not provide enough return for the investment. He raised hay throughout his ownership, but expanded his efforts to other endeavors, such as building the KOA campground southeast of Buena Vista, erecting sixty-two homes within Chaffee County, and platting the Meadow Lakes Mountain Estates subdivision on the ranch property.

On the farm/ranch Springer added a second story to the house, constructed new buildings, installed a hydroelectric power system, rebuilt other buildings, and moved buildings to new locations. He reworked irrigation on the ranch, commenting that his "object was to concentrate the water," rather than employing flood irrigation. He continued raising hay and utilized the upper level of the barn for hay storage (Figure 5).<sup>46</sup> The Springers used a gasoline-powered hay elevator to load bales into the loft of the east barn and may have employed it for this building as well.<sup>47</sup> His son, David, used the west end of the barn's lower level to house rabbit hutches.<sup>48</sup> Franklin Springer moved to Colorado Springs after selling the property and died in September 2021.

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<sup>44</sup> Franklin Springer, Colorado Springs, Colorado, Zoom interview with Katy Welter, Rick Bierterman, Marilyn Martorano, and Thomas H. Simmons, December 23, 2020. The section on the Springers' tenure is largely drawn from this interview.

<sup>45</sup> Bierterman, email to Simmons, September 8, 2021.

<sup>46</sup> Rick Bierterman, Buena Vista, Colorado, email to Thomas H. Simmons, September 23, 2021. Bierterman, one of the current owners, reports cleaning out "quite a bit of hay" from the upper level of the barn after acquiring the property.

<sup>47</sup> Doug Springer, email to Katy Welter and Rick Bierterman, October 1, 2021. Springer related that he "spent a lot of sweat at the top end of it."

<sup>48</sup> Bierterman, email to Simmons, September 8, 2021.

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*Welter/Bieterman*. In 2017 Springer sold the property to Watershed Ranch LLC, 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 the ranch with their children, Henry and Amelia. They report that a good yield for hay on the ranch is about 110 tons (3,500 small bales) on about 45 irrigated acres. Katy is an attorney, and Rick is a teacher. They use the barn for vehicle and equipment storage.

## 9. Major Bibliographical Resources

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**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

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\_\_\_ Local government

\_\_\_ University

\_\_\_ Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 5CF3572

**10. Geographical Data**

**Acreage of Property:** 0.14

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 38.962859

Longitude: -106.216816

**UTM Coordinates**

Datum if other than WGS84: \_\_\_\_\_

1. Zone: 13

Easting: 394577

Northing: 4313359

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

The nominated area is part of Chaffee County assessor parcel number 300934300033. The nominated area is drawn to include only the barn and its immediate surroundings: 25' from the foundation of the barn on the east and 11' on the north, south, and west walls. The northwest corner of the nominated area is angled (following the west side of a two-track dirt road), to avoid including part of the blacksmith shop/workshop/hydroelectric plant to the west.

**Boundary Justification** (Explain why the boundaries were selected.)

The selected boundary only contains the barn and its immediate surroundings. The boundary is farther from the building on the east to encompass an extant gate and the area of a formerly fenced horse holding area on that side. An intensive survey of the entire headquarters area in 2020-21 found that the complex as a whole no longer retained historic integrity due to new construction, demolition of historic buildings, and substantial changes to historic buildings, occurring mainly during the tenure of Franklin Springer (1972-2017). Only four of the sixteen resources within the headquarters area were assessed as potentially contributing (see the discussion at the beginning of Section 7). History Colorado National Register staff concurred in these conclusions.

**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 46<sup>th</sup> Avenue

city or town: Denver

state: CO

zip code: 80211

e-mail: frraden@msn.com www.frhhistory.com

telephone: 303-477-7597

date: October 1, 2021 (revised March 10, 2022)

**Additional Documentation**

Submit the following items with the completed form:



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- **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: McFadden Barn

City or Vicinity: Buena Vista vicinity

County: Chaffee

State: Colorado

Name of Photographer: Thomas H. Simmons

Date of Photographs: July 2021 (unless otherwise noted)

1 of 19, Overview of the ranch headquarters (barn is at the center of the image) from driveway accessing Mountain View Drive. View west-northwest.

2 of 19, Overview of barn, at left, with other headquarters buildings in the distance. Date: July 2020. View southwest.

3 of 19, Front (south wall) and east wall of the barn. View northwest.

4 of 19, Front (south wall) of the barn. View north.

5 of 19, East wall of the barn with fence gate to right. View west-southwest.

6 of 19, East wall and rear (north) wall of the barn. View west-southwest.

7 of 19, Rear (north) wall of the barn from east end. View southwest.

8 of 19, Rear (north) wall of the barn with hayfield in the distance. View south-southeast.

9 of 19, Sliding door on rear (north) wall of barn. View south-southeast.

10 of 19, Rear (north) wall of the barn from west end. View southeast.

11 of 19, Rear (north) wall and west wall, with roof of blacksmith shop to lower right. View southeast.

12 of 19, West wall of barn. View east-northeast.

13 of 19, West wall and front (south) wall of the barn. View northeast.

14 of 19, West end of lower level of the front (south wall), showing open bays. Date: July 2020. View northeast.

15 of 19, Interior, lower level, west area of main part of the barn. View northeast.

16 of 19, Interior, lower level, enclosed east end of the barn. View northeast.

17 of 19, Interior, upper level, overview from near the west end showing log frame. Date: July 2020. View east-northeast.

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18 of 19, Interior, upper level, detail of tying joint of plate, stud, and rafter near center of south wall. Date: July 2020. View south-southeast.

19 of 19, Interior, upper level, detail of joinery at the southeast corner of the barn. View east-southeast.

**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

Overview Sketch Map of Ranch Headquarters

Historic Figures

1 of 5, The boundary of the 1881 McFadden homestead is displayed here over the 1880 US Surveyor General's original township survey plat. The McFadden's later acquired the 1876 Morrison homestead to the southeast. The base map shows the location of the wagon road and Denver & Rio Grande Railroad tracks on the west bank of the Arkansas River. SOURCE: extract of US Surveyor General, original survey plat, Township 12 South, Range 79 West, 6<sup>th</sup> Principal Meridian, November 3, 1880.

2 of 5, The barn stood in its current location within the McFadden Ranch headquarters in this 1938 aerial photograph. The area to the south and southeast are irrigated hayfields. SOURCE: Aerial photograph, number BOV 30-81, September 30, 1938, US Geological Survey, Earth Explorer, <https://earthexplorer.usgs.gov>.

3 of 5, Ida E. Cox West (1888-1970) lived on the ranch after her marriage to Frank McFadden in 1920. It is not known if this building was on the ranch. SOURCE: photograph, undated (ca. early 1950s), Genevieve Jean (Johnson) Avery collection, Buena Vista, Colorado.

4 of 5, The barn at the headquarters is shown east of the newly constructed house in this 1965 aerial photograph. SOURCE: aerial photograph, BR382, TS 1-33, May 16, 1965, US Geological Survey, Earth Explorer, <https://earthexplorer.usgs.gov>.

5 of 5, A September 2001 Chaffee County Assessor photograph showed the barn (view northeast) with the same appearance as today. SOURCE: Chaffee County Assessor, photograph, September 22, 2001.

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### Location Map

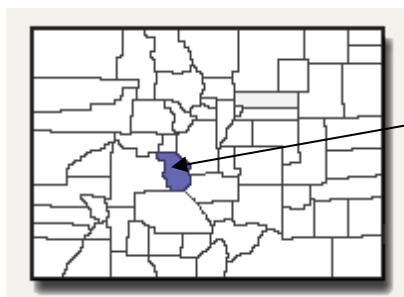


The labeled point indicates the location of the nominated resource, which has the following coordinates:

Latitude: 38.962859

Longitude: -106.216816

Image Date: October 14, 2017

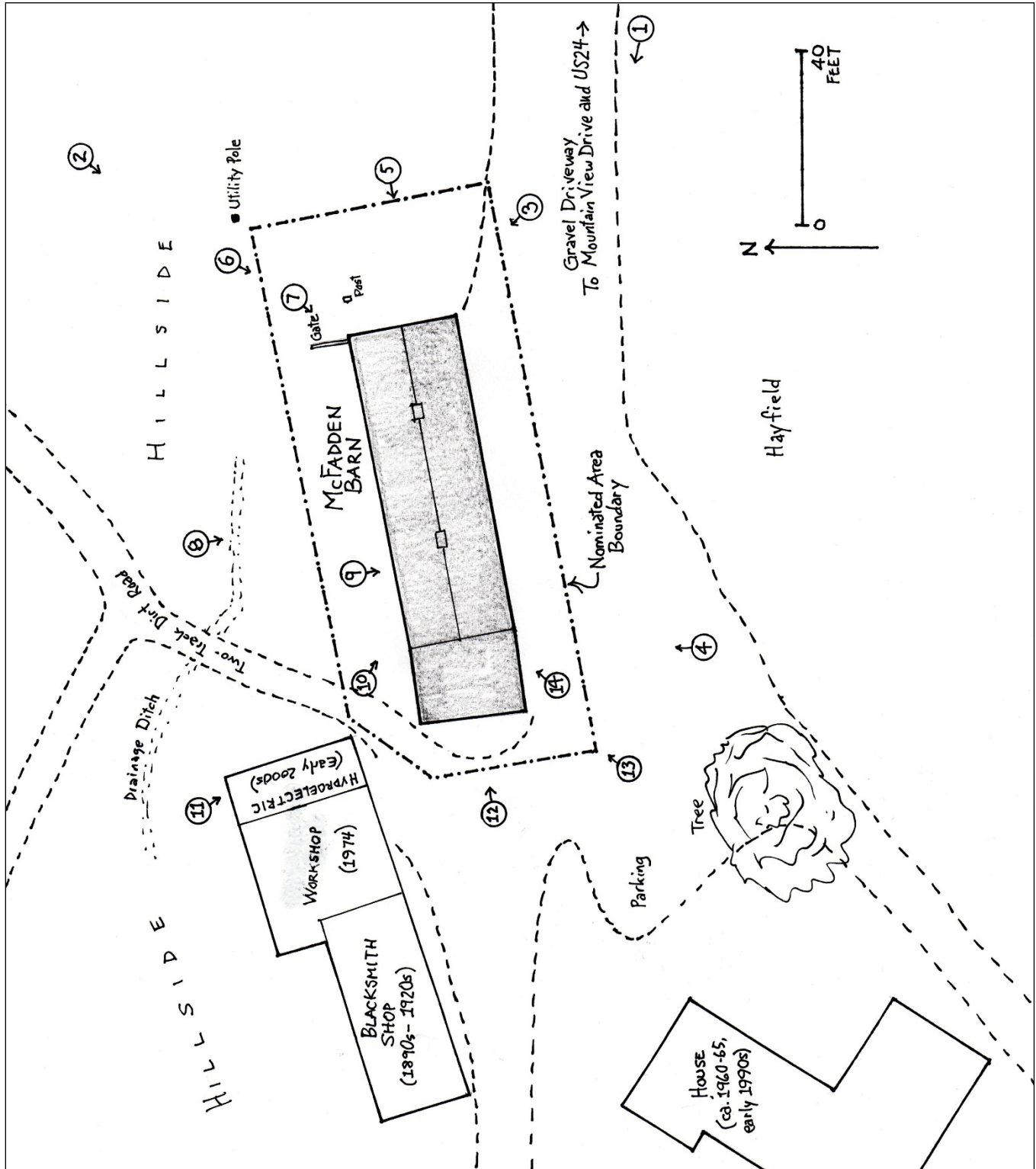


State Perspective:  
McFadden Barn

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### Sketch Map

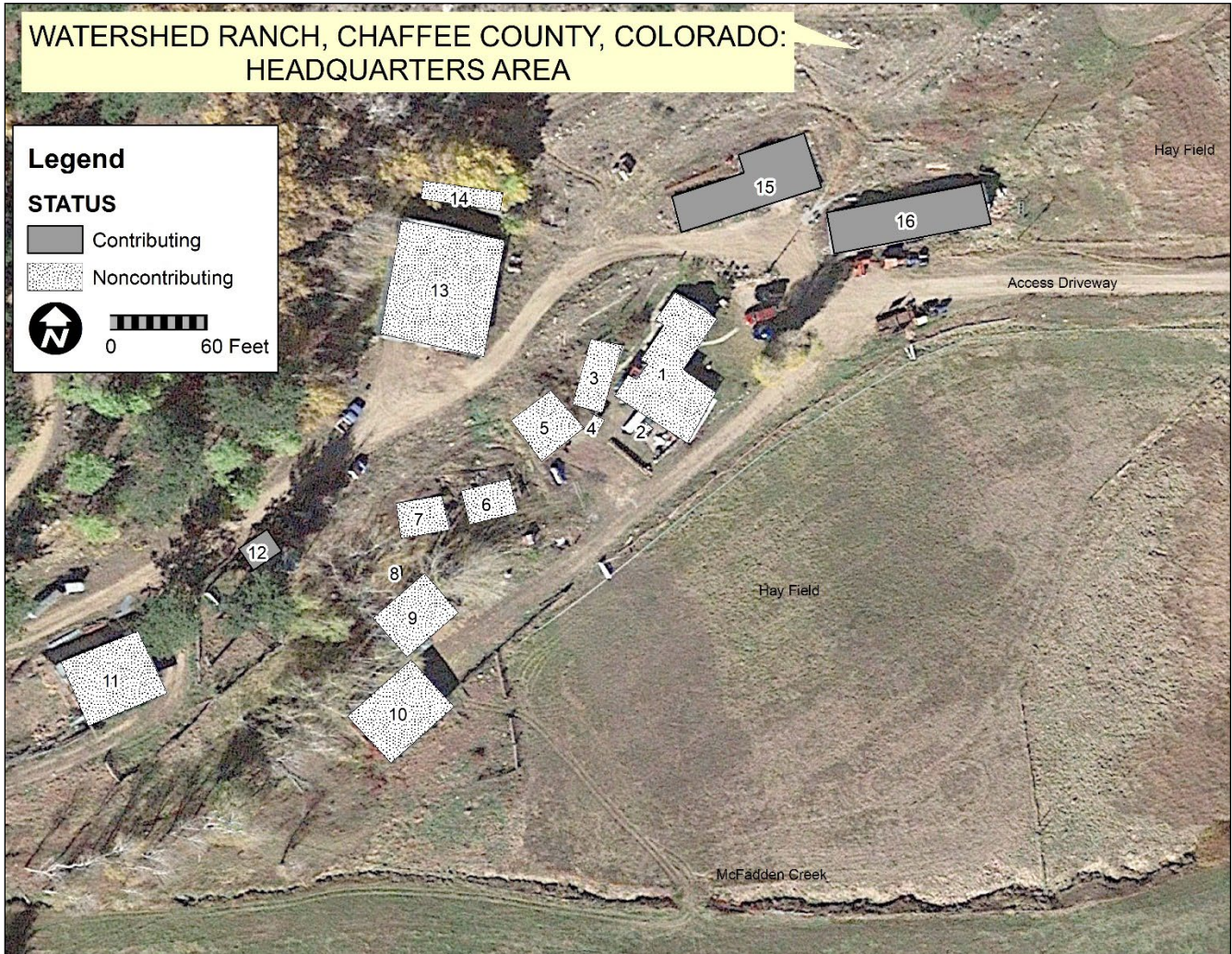


The dotted-and-dashed line indicates the nominated area boundary. Numbers in circles show photograph locations and camera directions. The area east of the barn once held what one of the current owners believes was a horse holding area.

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### Overview Sketch Map of Ranch Headquarters



The location of the nominated barn (resource number 16 on this intensive survey map) is shown within the context of the McFadden Ranch headquarters. Evaluations of the potential contributing status of each resource in the headquarters area is shown by the indicated shadings, with 12 assessed as noncontributing and 4 as contributing. Resource 15, northwest of the barn, is a historic blacksmith shop with a 1970s concrete block eastern section added to house hydroelectric equipment. SOURCE: Modified intensive survey map, T.H. Simmons and R.L. Simmons, McFadden/Morrison Ranch, 5CF.3417, Architectural Inventory form, March 2021; base map, Google Earth imagery, October 14, 2017.

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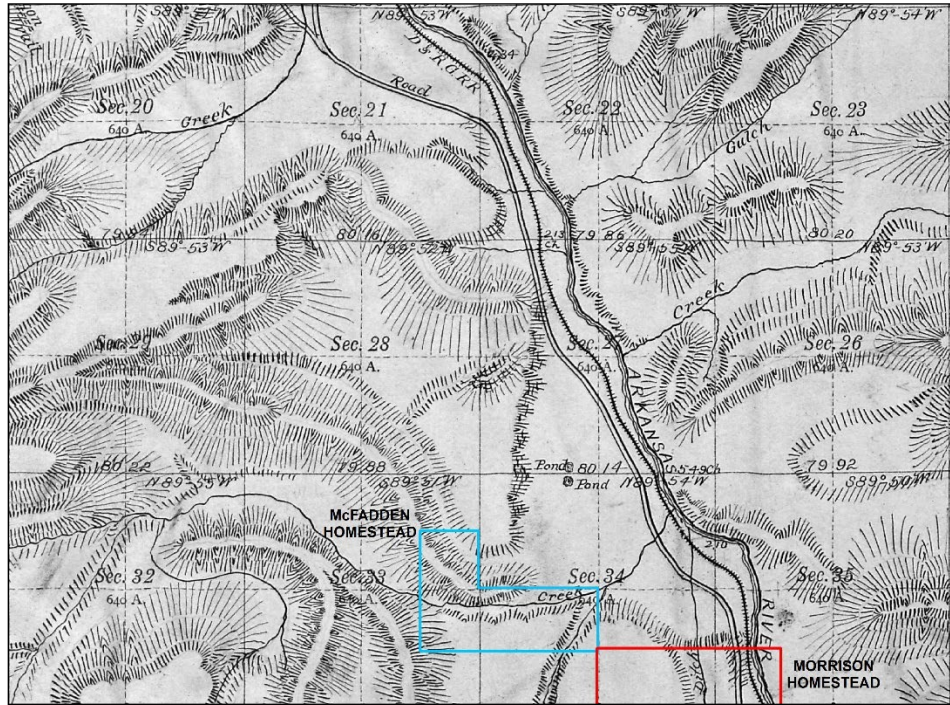


Figure 1. The boundary of the 1881 McFadden homestead is displayed here over the 1880 US Surveyor General's original township survey plat. The McFadden's later acquired the 1876 Morrison homestead to the southeast. The base map shows the location of the wagon road and Denver & Rio Grande Railroad tracks on the west bank of the Arkansas River. SOURCE: extract of US Surveyor General, original survey plat, Township 12 South, Range 79 West, 6<sup>th</sup> Principal Meridian, November 3, 1880.

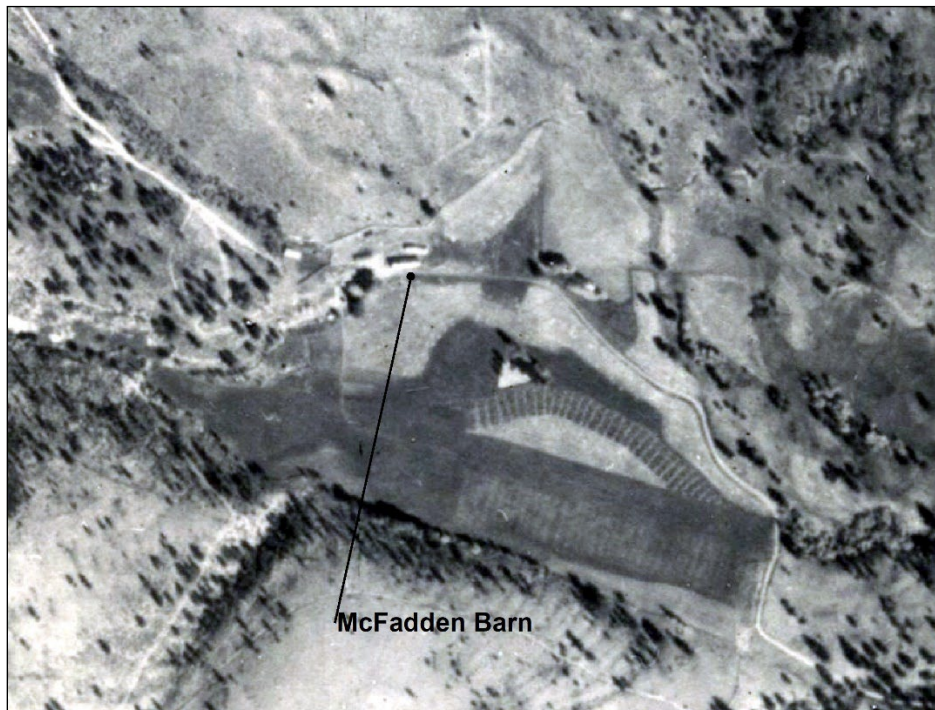


Figure 2. The barn stood in its current location within the McFadden Ranch headquarters in this 1938 aerial photograph. The area to the south and southeast are irrigated hayfields. SOURCE: Aerial photograph, number BOV 30-81, September 30, 1938, US Geological Survey, Earth Explorer, <https://earthexplorer.usgs.gov>.

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Figure 3. Ida E. Cox West (1888-1970) lived on the ranch after her marriage to Frank McFadden in 1920. It is not known if this building was on the ranch. SOURCE: photograph, undated (ca. 1940s 1950s), Genevieve Jean (Johnson) Avery collection, Buena Vista, Colorado.

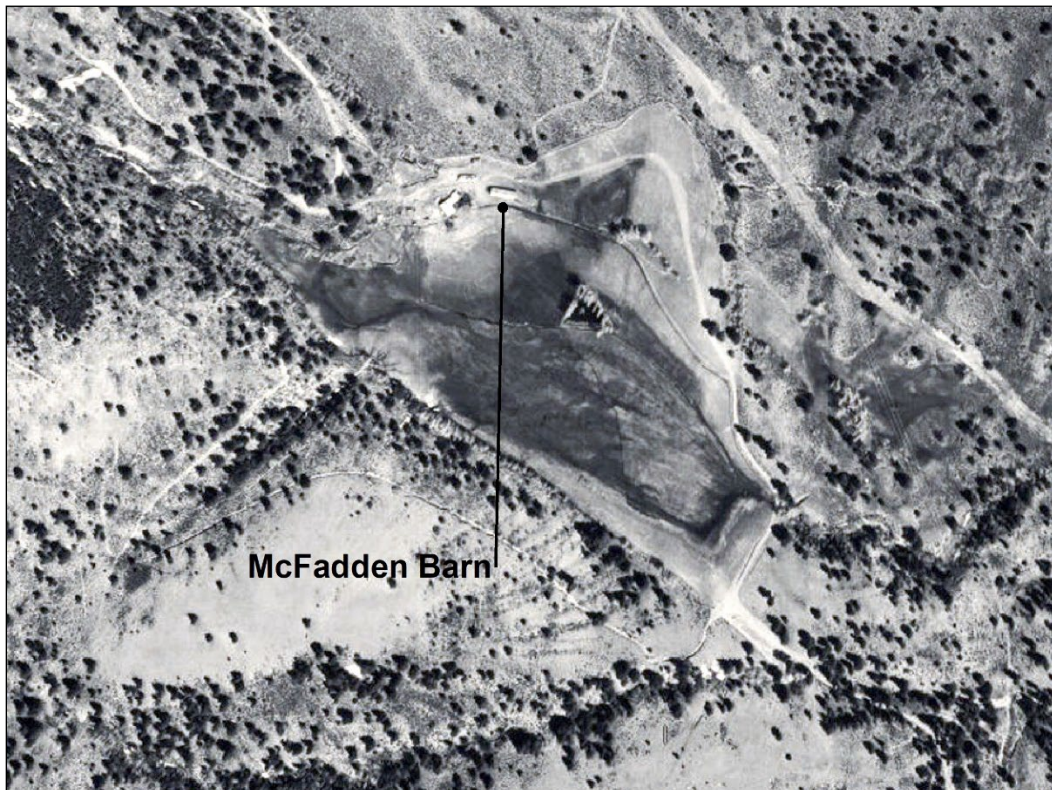


Figure 4. The barn at the headquarters is shown east of the newly constructed house in this 1965 aerial photograph. SOURCE: aerial photograph, BR382, TS 1-33, May 16, 1965, US Geological Survey, Earth Explorer, <https://earthexplorer.usgs.gov>.



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Figure 5. A September 2001 Chaffee County Assessor photograph showed the barn (view northeast) with the same appearance as today. SOURCE: Chaffee County Assessor, photograph, September 22, 2001.