

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 Brothers Ranch East Headquarters

Other Names/Site Number: Morrison Homestead/5CF3573

Name of related multiple property listing: N/A

2. Location

Street & Number: 18101 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Not for Publication: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

Alley K. Norton

8 December 2022

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

History Colorado

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title:
Government

State or Federal agency/bureau or Tribal

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

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 type="checkbox"/>	Building(s)
<input checked="" 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	
6	1	Buildings
1	0	Sites
0	1	Structures
0	0	Objects
7	2	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
- AGRICULTURE/Agricultural Field
- AGRICULTURE/Animal Facility
- AGRICULTURE/Storage
- DOMESTIC/Single Dwelling

Current Functions (Enter categories from instructions.):

- AGRICULTURE/Agricultural Outbuilding
- AGRICULTURE/Agricultural Field
- AGRICULTURE/Storage
- DOMESTIC/Single Dwelling
- INDUSTRY/Energy Facility

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

7. Description

Architectural Classification (Enter categories from instructions.):
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS
OTHER: Barn/Bank Barn

Materials: (enter categories from instructions.)

foundation: CONCRETE
walls: WOOD
roof: METAL
other:

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 86.2-acre McFadden Brothers Ranch East Headquarters lies at an elevation of 8,547' in the central Colorado mountains 9.5 miles north-northwest of the Town of Buena Vista in Chaffee County.¹ The irregularly shaped property is located in the upper Arkansas River Valley, bordering the west side of US 24 and holding irrigated hay fields and a ranch headquarters. Nine resources are present, including the ranch site, a house, shed, root cellar, privy, barn, corral building, drainage structure, and hydroelectric powerplant. The land was originally part of the 1876 George and Anna Morrison homestead, but the present ranch headquarters was developed by William and Frank McFadden (the McFadden Brothers) in the 1920s after they acquired the property in 1919. The property retains historic integrity. The included Sketch Maps show the nominated area boundary, contributing status of resources, features of the site, and photograph locations.

Narrative Description

Most of the nominated area consists of irrigated fields lying north and south of Mountain View Drive between US 24 on the east and a forested ridge to the west. The built-up headquarters area is 0.2 miles west of US 24 at the point where a gap in the ridge permits Mountain View Drive to enter the foothills (see Overview and Headquarters Detail Maps). The 1920s complex consists of five resources standing on the north side of the road adjacent to the hillside and one on the south side. The house (addressed as 18101 Mountain View Drive), shed, root cellar, privy, and bank barn are located on the north side of the road, while a gambrel roof log corral building stands on the south side of the road. A post-1975 hydroelectric plant (Resource 8, noncontributing) supplied by an underground pipeline lies between the headquarters and US 24 on the north side of Mountain View Drive. An artificial drainage (Resource 9, noncontributing) borders the north edge of Mountain View Drive.

The nominated property is the discontinuous eastern parcel of a historic ranch. The western part of the ranch is situated 0.7 miles to the northwest and now consists of 83.1 acres; its headquarters no longer retains historic integrity.² The hilly area between the two parts of the ranch was subdivided into

¹ Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination. The post-1975 underground pipeline supplying the hydroelectric plant carries water from three historic water rights: Morrison Creek Ditch, McFadden Ditch, and Anderson Ditch. Current owners have been notified by History Colorado of this pending nomination.

² Thomas H. Simmons and R. Laurie Simmons, McFadden Barn, Buena Vista vicinity, Colorado, 5CF3572, National

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

large lot residential parcels in 1973 and contains more recent construction that does not share the historical ranching associations.

Ranch Parcel, Resource 1, 1876, site, contributing, photographs 1 through 11 and 26

Hayfields and Ridge. Most of the nominated area consists of irrigated meadows lying between US 24 on the east and a forested ridge 0.2 miles to the west. The property has a frontage of about 0.5 miles along US 24, with elevations along the highway ranging from 8,495' on the north to 8,457' on the south. The fields are generally level, with a slight downward slope to the east and south. According to the current owner, the hayfields were recently super-seeded with 25 percent Potomac Orchardgrass, 25 percent Improved Perennial Ryegrass, 25 percent Rustler Tall Fescue (Endophyte-Free), 20 percent Manchar Smooth Brome, and 5 percent Pubescent Wheatgrass. Owner Rick Bieterman remarked: "From what I can tell, it is very similar to what has always been there."³ A barbed wire fence on metal posts stands along the east property line next to US 24. Two-track dirt roads extend along the west edges of the fields at the base of the ridge (Photographs 4 and 5).

The north field encompasses about 16.3 acres irrigated by a center pivot sprinkler (Photographs 3 and 4). The northwest and northeast edges of the property are unirrigated. An 8' woven wire fence on wood posts stands on the north curve of the irrigated field, and a barbed wire fence marks the north property line. A circa 2020-21 valve station for an Xcel natural gas underground pipeline is located on the west edge of the field adjacent to the two-track road (Photograph 4).⁴ The relocated streambed of Morrison Creek (Resource 9, now considered an artificial drainage) extends along the south edge of the field but seldom carries water. The hydroelectric powerplant (Resource 8) stands between the drainage and Mountain View Drive about halfway between US 24 and the headquarters buildings.

The south field holds approximately 25.2 acres irrigated by a similar sprinkler with a pivot on the west edge of the field (Photographs 5 through 8). An area northwest of the irrigated field adjacent to Mountain View Drive is unirrigated and contains small boulders (moved from the fields to facilitate haying) and pieces of old farm equipment, including a disc harrow and a road drag/grader. Farther east, a frame hay backstop erected by Franklin Springer (owner from 1972 to 2017) is located along the south side of the road (Photograph 6). It permitted hay to be stacked without tipping over.⁵ A sign, also likely installed by Springer, stands at the southeast corner of the field facing south (Photograph 8). The sign holds a rectangular wood panel on two steel posts. It was used to advertise the sale of the ranch in 2017 and, more recently, hay for sale but is now blank. Tamarisk shrubs densely grow along the south fenceline.

The forested ridge along the west edge of the property ranges in elevation from approximately 8,600 on the north to nearly 8,700' on the south. Its slopes are covered mostly with Ponderosa pine.

Register of Historic Places nomination, October 1, 2021 (revised November 12, 2021). An intensive historical and archaeological survey of the west headquarters undertaken in 2020-21 concluded that the sixteen-building 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). However, the McFadden Barn at the west headquarters was determined to possess significance and retain historic integrity, and it was individually listed in the National Register in 2022 (NRIS number 100007490).

³ Rick Bieterman, Buena Vista, Colorado, email to Thomas H. Simmons, August 19, 2021.

⁴ Rick Bieterman, Buena Vista, Colorado, email to Thomas H. Simmons, January 12, 2022. The pipeline was constructed in the 1960s. The current Adam's Valve Station replaced an earlier one in the same location.

⁵ Bieterman, email, January 12, 2022. Bieterman explained: "All of the barn storage for hay is up top [at the west ranch headquarters]. Franklin's bale wagon over the years couldn't make it all the way up here. So... he built this little wall to stack against and to make it visible from the highway to make for easier sales. The bale wagon Franklin had allowed for approximately 100 bales to be stacked at once."

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Vegetation on top of the ridge includes scattered pinon, mountain mahogany, sage, currant, and prickly pear.⁶

Built-up Area. The headquarters buildings are clustered at the western edge of the property at an elevation of approximately 8,547' (Photographs 10 and 11). Access from US 24 is provided by gravel Mountain View Drive, which continues west past the headquarters through a gap in the ridge (Photograph 2). Immediately east of the headquarters is a cattleguard that carries the road over Morrison Creek (Photograph 9). The cattleguard was built by Franklin Springer during his 1972-2017 ownership and consists of concrete walls and a deck fabricated from repurposed railroad rails. A narrow, curving dirt road to the north permits livestock to bypass the cattleguard.

Most of the headquarters buildings are located on the north side of Mountain View Drive. A southeast-facing house (Resource 2) is set back from the road inside a yard enclosed with a wood post and rail fence (Photograph 12). The yard is in grass, with a large lilac shrub at the northwest corner of the house, a tall blue spruce southwest of the house, a clothesline on steel T poles east of the house, and a large lilac and aspen tree near the southeast corner of the lawn. A well cover is located between the house and the fence along the driveway to the west (Photograph 18). The cover is roughly 6' x 8' with a raised concrete section to the west covered with asphalt shingles. A frame superstructure provides access to the well and has a slanted top clad with corrugated metal with a center vent.⁷ Water from the well is supplied to the house through a 3' x 3' masonry-lined tunnel connected to the crawl space of the house. A raised gravel driveway/parking area has a partial stone retaining wall on the east and extends from Mountain View Drive along the west side of the yard.

Immediately north of the house is a small frame shed (Resource 3) and a stone-faced root cellar (Resource 4) built into the side of the hill to the north. West of the root cellar is a 12' x 21' open area with a curving, L-shaped dry-laid, stone retaining wall at its west end (Photograph 23). The house, shed, and root cellar stand on a level area about 4' to 5' higher than the land to the east (Photograph 26). A dry-laid stone retaining wall is present along the east edge of the upper area.

On the lower level (42' northeast of the house) is a privy (Resource 5), located adjacent to the retaining wall near its north end. A bank barn (Resource 6) stands approximately 119' northeast of the house and is built into the side of the hill. The area south of the barn is enclosed with a barbed wire fence on metal posts. Extending along the hillside from the northwest corner of the barn is a dry-laid, stone retaining wall. A gasoline powered, chain-driven hay elevator is located northeast of the barn (Photograph 33). The elevator is about 13' long and 10' high and has two axle-mounted wheels permitting it to be towed. On the south side of Mountain View Drive (289' southeast of the house) stands the corral building (Resource 7) at the foot of the ridge to the west.

House, Resource 2, ca. 1920s, building, contributing, photographs 12 through 18

This one-and-a-half-story 38' x 30' house is shown on a 1938 aerial photograph of the area, and from its style and materials likely dates to the 1920s. The front gable roof house is composed of a square front part (30' x 30') and a gabled rear projection (8' x 14'). The dwelling has a concrete collar foundation. The roof displays overhanging, boxed eaves and is clad with ribbed metal panels; there are two chimneys on the east roof slope: a tall metal chimney pipe near the front and a red brick chimney near the center. Walls are clad with wood drop siding and have cornerboards.

The symmetrical front holds a center entrance with a paneled and glazed wood door and a paneled and glazed wood storm door that open onto a concrete stoop. Flanking the entrance are three-over-

⁶ Marilyn A. Martorano, Martorano Consultants LLC, Watershed Ranch, 5CF3417, Historic Archaeology Component Form, Form 1402, July 23, 2020.

⁷ Rick Bieterman, Buena Vista, Colorado, email to Thomas H. Simmons, January 13, 2022. The frame superstructure was added by the current owners in 2018.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

one-light wood windows with wood surrounds. The apex of the gable face contains a three-light wood casement window. The east wall contains a large plate glass window near the front, followed by paired three-over-one-light wood windows, and paired six-light wood casement windows (on the east wall of the rear projection).

The north wall of the projection holds a flush wood door to the east and paired one-over-one-light wood windows to the west. The west wall of the projection also has paired six-light wood casement windows. To the west, the rear of the house displays a small, single-light window, followed by a three-over-one-light wood window. The west wall has three-over-one-light wood windows at each end with a small one-over-one-light window (likely a replacement) near the center.

Interior. The first story interior contains a living room at the south end with stairs to the upper story. The west portion of the house is accessed by a hall and features a center bathroom flanked by bedrooms. North of the living room on the east side of the house is the kitchen, with a laundry room in the north projection. The upper story has relatively low headroom and consists of one large room. Some original features are present on the first story, including wood paneled doors, wood strip flooring, and built-in storage (cabinets and drawers).

Alterations: Most of the windows appear to be original. The large plate glass window on the east wall and the small, center window on the west wall appear to be nonhistoric replacements.

Shed, Resource 3, ca. 1920s, building, contributing, photographs 19 and 20

The frame shed (9' x 7') is immediately northwest of the house and faces southeast. Some stones are piled at the base of the walls, but the building does not appear to have a foundation. The one-story, shed roof building displays walls clad with horizontal lap siding with cornerboards. The front contains an off-center vertical tongue-and-groove board door with a plain wood surround; the remaining walls are unfenestrated. The roof has overhanging eaves and is clad with metal panel siding. *Alterations:* There are no apparent alterations.

Root Cellar, Resource 4, ca. 1920s, building, contributing photographs 21 through 23

This 23' x 16' resource is built into the hillside northwest of the house and faces southeast. The front and side walls are composed of unmortared fieldstone. The shallow front gable roof is composed of boards covered with earth, supported by purlins composed of wood utility poles and a timber. The front holds a center entrance with a timber lintel and jambs (no door present); the 5'-deep vestibule has an earth floor and an inner flush door composed of Masonite. The door opens onto a 10' x 12' room clad in insulated panels.

Alterations: The outer door of the root cellar is missing, and the current inner door has been replaced.

Privy, Resource 5, ca. 1920s, building, contributing, photographs 24 and 25

This privy (4'-9" x 4'-9") is visible in its current location on a 1965 aerial photograph of the area; earlier aerials do not have sufficient resolution to determine if the outhouse is present. The one-story, shed roof privy faces east-northeast and leans slightly backward from vertical. Walls are clad with drop siding and have cornerboards. The front contains a center, vertical beadboard door with a plain wood surround. The remaining walls are unfenestrated. A two-seat wood toilet bench is attached to the rear wall; toilet holes have been filled with earth. The roof has widely overhanging eaves and corrugated metal roofing. *Alterations:* The roof deck has been replaced with plywood and oriented strand board.

Barn, Resource 6, ca. 1929, building, contributing, photographs 26 through 32

The barn (35' x 20') is shown on a 1938 aerial photograph of the area, and a post on the lower level bears a painted inscription reading "Built 1929." The southeast facing bank (sidehill) barn is built into the hill to the northwest, and its lower level opens at ground level on the southeast. This design permitted hay and feed to be stored in the upper level, while affording animal access to the lower

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

level. Atypically, the barn does not have a ground entrance on the upper hill side; the loft area is accessed by a loft door on the south and a dormer opening on the north. The barn consists of a one-and-a-half-story, side gambrel roof part to the east and a one-story, shed roof log part to the west. This was one of three bank barns built by the McFadden family; the other two were erected at the west headquarters.⁸

East Gambrel Roof Part. The gambrel roof section to the east (24' x 20') has board-and-batten walls. The front (southeast) contains a center sliding door (composed of a board frame holding diagonal boards) on an overhead track that is flanked by window openings (no glazing) on the lower level and a center vertical board loft door on the upper level. The east wall has two small single-light openings at the gambrel apex and the letters "M V" (a 1970s reference to the Mountain View Ranch) on the gambrel face. The lower level of the north wall is built into the hillside and is not visible; the upper wall is clad with board-and-batten. The first story of the west wall abuts the log section and the second story contains two, small, filled openings at the apex of the gambrel face. The roof is clad with corrugated metal panels and has overhanging, flared eaves. The north roof slope features an off-center gabled roof dormer with board-and-batten cheeks and a tongue and groove door. The ridge holds a gable roof cupola with wood louvered vents; there are lightning arrestors at each end.

Interior. The interior of the lower level of the gambrel roof section of the barn has a dirt floor and a dry-laid stone north wall. The remaining walls have large timber sill foundations (Photograph 31). An east-west log beam supports log floor joists and rests on timber posts on stone footers. There are four stalls with horizontal board walls and wood feed troughs at their north ends; the front of each trough is canted and has a curved log top to protect livestock while feeding. At the southwest corner are wood stairs without a railing providing access to the upper level.

The upper level of the barn features a board floor and a grain storage bin at the center of the north wall flanked by holes permitting feed to be transferred to the feed troughs on the lower level (Photograph 32). The upper loft space was historically used for hay storage. Structural framing includes log and timber posts, log ridgepole and purlins, and a timber tie beam supported by log posts.

West Shed Roof Part. The one-story shed roof section (11' x 17') is also built into the hill and is attached to the west wall of the gambrel roof part.⁹ The south and west walls are composed of hewn and round logs. The southwest corner is covered with slab logs and notching is not visible. The front contains an entrance near the east end holding a glazed wood door and a section of vertical slab logs. To the west a square opening in the wall has been created and filled with plywood and a fixed, single-light window. The west wall is unfenestrated. The roof is supported by log joists with plywood roof decking placed on top of tightly spaced log rafters. Most of the roof is covered with earth. The interior has an earth floor. Three log posts support the roof. The lower part of the west wall features dry-laid stone; the remaining walls are clad with plywood, oriented strand board, and paneling.

Located east of the barn is a hay elevator used to move hay bales from the ground to the barn loft. Current owner Rick Bieterman recalls having to remove a substantial amount of hay from the loft after purchasing the property in 2017.¹⁰

⁸ The extant 1900-01 bank barn at the west headquarters was individually listed in the National Register (NRIS number 100007490) and displays log post and beam framing employing unusual joinery.

⁹ It is not known if the log section of the barn was built at the same time as the frame section to the east.

¹⁰ Doug Springer, email to Katy Welter and Rick Bieterman, October 1, 2021. The hay elevator was used as recently as the Springer era to move hay bales to the loft.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Alterations: In 2011-12 the south wall of the west log part was modified (with a window added and the roof altered) by tenant Jo Reese, who used it as a chicken coop.

Corral Building/Bunkhouse, Resource 7, pre-1938, building, contributing, photographs 34 through 38

A pre-1938 corral building/bunkhouse stands on the south side of Mountain View Drive, where it was moved circa 1975-80. Aerial photographs for 1938 through 1975 show it about 237' to the east-northeast of its current location near a corral in the south field. A dendrochronological study could not provide a definite construction date for the building but suggested the logs could have been cut in the 1880s.¹¹ Mike Perschbacher of Older Than Dirt Construction examined photographs of the building and opined it was built in the 1920s. The building's original use is unknown, but Perschbacher believed that the nature of its materials and construction techniques suggest it was built to house ranch hands rather than livestock. This conclusion is supported by the building's wood floor, three window openings, pedestrian door, stovepipe opening in the roof (now boarded over), use of utility poles for beams, use of telephone pole crosspieces for bracing, and small dormers. It is possible that the corral and its associated buildings shown on the 1938 aerial photograph were erected by the Morrisons and modified by the McFaddens when they created the east headquarters.¹²

The rectangular (18' x 15'), one-story, side-gambrel roof corral building faces southeast and features round log walls with cementitious daubing (much now missing) and corners with half-lap notches (most covered with vertical boards). Most of the logs are pine (likely Ponderosa), but one Douglas fir was noted. Flattened metal cans have been used in several places to cover the horizontal gaps between logs. The front (south) contains an off-center entrance holding a wood paneled door (upper panels missing); to the west is a square window opening. All windows are flat headed with no glazing present. The windows and the door have plain wood surrounds. The west wall has a center window opening, while the north wall is unfenestrated. The east wall holds a square window opening and a remnant of knob and tube wiring. The interior and exterior of the east and west walls have vertical wood bracing composed of crosspieces from telephone poles.

The gambrel roof is clad with wide, ribbed, metal panels as well as some metal panels stamped to resemble brick. The roof has overhanging, flared eaves supported by triangular wood brackets. A gabled cupola that once featured wood louvers (now missing) stands at the center of the roof ridge. The north roof slope holds two small, narrow, gable roof dormers; the cheeks are clad with metal panels and the windows are no longer present.

Interior. The one-room interior is open to the ridge and has a board floor. Widely separated wood utility poles are employed as tie beams; vertical posts are set into the beams and support the ridge and gambrel purlins. There is a covered hole for a stove pipe in the southwest corner of the roof.

¹¹ Peter M. Brown, Addendum to the Final Report: Watershed Ranch Dendrochronological Research (Fort Collins, Colorado: Rocky Mountain Tree-Ring Research, Inc., August 30, 2021; Peter M. Brown, Fort Collins, Colorado, email to Thomas H. Simmons, August 30, 2021. An initial dendrochronological sampling yielded a 1923 death date with a 60 to 70 percent level of confidence. A follow-up sampling was inconclusive. Brown elaborated that the 1923 date "just doesn't fit at all with these new three sections. I really think these date back farther, in fact much earlier; I find your 1876 date [for the Morrison homestead] very interesting. IF (big if) the chicken coop [a log building Springer moved from the corral to the west headquarters] has anything to do with the east bldg, I find it very intriguing that those two timbers from there date to ~1880, even if they were already dead when felled and used in the construction; they can't have been too long dead or otherwise the sapwood would be starting to decay too much for them to make good timbers. So not long after 1876 makes a lot of sense, at least for the chicken coop. And assuming these two structures were constructed at more or less the same time (and it sure seems like they could have been, same corner notches, more-or-less same size timbers), that would put the East bldg back to the 1880s/90s too... but that's mostly just an educated guess!"

¹² Given that utility poles and telephone crosspieces are used in its roof framing, the McFaddens may have reconstructed the roof of the building.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Flattened metal cans have been used in several places to cover the horizontal gaps between logs and holes in the floorboards. Mostly round wire nails were observed, but cut nails were noted in the cornerboard east of the door, as well as a few cut spikes in logs on the north wall.

Alterations. In the late 1970s or early 1980s (post-1975), owner Franklin Springer had this building moved to its current location from an earlier location about 237' to the east-northeast near a corral. The move was necessitated when center-pivot irrigation was installed in the south field. The windows are no longer present, and the upper panels of the door are missing. Based on the guidance received from the Washington Area Service Office National Register reviewer, this building is assessed as contributing.¹³

Hydroelectric Powerplant, post-1975, Resource 8, building, noncontributing, photograph 39

The hydroelectric powerplant (22' x 12') stands adjacent to Mountain View Drive about halfway between US 24 and the east headquarters buildings. Erected by Franklin Springer in the late 1970s, the building is part of the ranch's hydroelectric power system and is supplied by a 10"-diameter underground pipe which collects water from the higher area to the west.¹⁴ The rectangular, one-story building is built into the northern slope of the road. The walls are composed of poured concrete. The front (west) holds paired, flush, off-center metal doors. The remaining walls are unfenestrated. The flat (or slightly sloping) roof is clad with corrugated metal panels. *Alterations:* The building appears to be unaltered. It is assessed as noncontributing due to its construction after the end of the period of significance.

Morrison Creek Drainage, post-1975, Resource 9, structure, noncontributing, photograph 2

As part of his efforts to concentrate the ranch's water in the mid- to late-1970s, Franklin Springer relocated the alignment of Morrison Creek, which once formed a looping curve along the north edge of the north field, to form this drainage. The drainage structure extends approximately 910' along the north side of Mountain View Drive from north of the cattleguard to the east boundary of the parcel. The earthen water structure is approximately 2' to 3' in width and 1' deep. In addition to Morrison Creek water it carries water from other water rights aggregated in a reservoir to the west. Water is seldom seen in the drainage as it usually is delivered by pipe to the center pivot sprinklers and the hydroelectric plant. *Alterations:* The structure appears to be unaltered, but is assessed as noncontributing due to its construction after the end of the period of significance.

Integrity

The McFadden Ranch East Headquarters retains historic integrity. All but one of the resources are in their original *location*. The corral building was moved more than forty years ago from one location in the headquarters area to another, preserving its historic fabric and orientation. The ranch retains integrity of *setting*, with the ranch's hayfields, substantial areas of agricultural lands to the north and south, and the Arkansas River and hillsides to the east little changed. A large-lot residential subdivision to the west is screened by a ridge and trees, while residential development on the east side of US 24 remains sparse. The ranch retains excellent integrity of *design* in terms of its original

¹³ Barbara Wyatt, National Park Service, Washington, DC, email to Jason O'Brien, March 15, 2021. The building was assessed as contributing following consultation with Barbara Wyatt, the Washington National Park Service reviewer for Colorado, who commented: "The consensus among NR reviewers is that moving a building within a district, even outside of the period of significance, doesn't necessarily condemn a building to noncontributing status. I assume the building was located at the headquarters before the move and is still in the headquarters area." The building's historic fabric was not damaged in the move and it appears to retain its original orientation. The building's current site is comparable to its original site and its function within the headquarters was unchanged.

¹⁴ Rick Bieterman, Buena Vista, Colorado, email to Thomas H. Simmons, August 20, 2021. The building does not appear on a 1975 aerial photograph of the area. Current owner Rick Bieterman provided information on the structure of the hydroelectric power system.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

layout and the siting of individual buildings. The ranch buildings still possess original building footprints, wall cladding, and door and window fenestration. The only new building erected on the property is a late-1970s hydroelectric powerplant building, small in scale and with a low profile. Two small historic buildings were moved elsewhere. The district's original *materials* remain, including a variety of wood wall cladding (drop, lap, and board-and-batten), wood windows (multi-light, three-over-one, and multi-light casement), wood paneled and glazed doors, louvered wood cupolas, dry-laid stone, and round and hewn logs. Integrity of *workmanship* is displayed in the dry-laid stonework of the root cellar, bank barn foundation, and three retaining walls and the flared walls of the barn and corral building. The property is still *associated* with agriculture in Chaffee County, supporting ongoing hay raising activities. The McFadden Brothers east headquarters retains integrity of *feeling*, as reflected in its continued use of its historic buildings as part of a working ranch, its landscape of irrigated hayfields, two-track ranch roads, cluster of ranch buildings, and old agricultural machinery.

RESOURCES WITHIN THE DISTRICT

Number	Resource Description	Resource Type	Contributing Status
1	Ranch Site	Site	Contributing
2	House	Building	Contributing
3	Root Cellar	Building	Contributing
4	Shed	Building	Contributing
5	Privy	Building	Contributing
6	Barn	Building	Contributing
7	Corral Building/Bunkhouse	Building	Contributing
8	Hydroelectric Powerplant	Building	Noncontributing
9	Morrison Creek drainage structure	Structure	Noncontributing

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

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Areas of Significance (Enter categories from instructions.):

AGRICULTURE
ARCHITECTURE

Period of Significance: 1876-1960

Significant Dates: 1897, 1919

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

Period of Significance (justification): The period of significance for Agriculture extends from 1876, the year the Morrisons settled the land and started using the agricultural fields, until 1960, when the McFaddens sold the property and agricultural operations diminished in importance. The period of significance for Architecture is ca. 1920-29, reflecting the estimated construction period of the ranch buildings. Significant dates include 1897, the year the Morrison family left the property, and 1919, the year the land was acquired by the McFadden Brothers.

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 McFadden Brothers Ranch East Headquarters is significant under Criterion A in the area of Agriculture for its association with high country farming and ranching in Chaffee County, Colorado, from 1876 through 1960, including the cultivation of field crops and hay and livestock raising. The property is also significant under Criterion C in the area of Architecture as an early twentieth century ranch headquarters containing a representative variety of building uses and construction types. The property retains historic integrity as a cluster of buildings and fields associated with historic ranch operations.¹⁵

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

Criterion A. The McFadden Brothers Ranch East Headquarters is significant under Criterion A for its association with Agriculture in northern Chaffee County, Colorado. Located at an elevation of nearly 8,500' in the upper Arkansas River Valley, the property's fields were part of an 1876 homestead settled by George and Julia Morrison. From 1876 to 1897 the Morrisons raised hay and livestock and cultivated field crops, irrigating the land with water from Morrison Creek. The Agricultural Productions Schedule of the 1880 census showed just 9.4 percent of Chaffee County's farms or ranches located in its northern end; most agricultural operations were in southern areas of the county where more expansive operations were possible.¹⁶ The Morrison property was among the earliest agricultural

¹⁵ Martorano, Watershed Ranch, Historic Archaeology Component Form, July 23, 2020. Martorano undertook an archaeological survey in conjunction with the historic buildings survey of the ranch and determined: "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 and are no longer visible, or because trash was removed from the property during historic times. ... The historic archaeological components lack integrity and/or significance to contribute to NRHP criterion."

¹⁶ US Census, Census of Population, Productions of Agriculture Schedule, Chaffee County, Colorado, 1880, on file Rubenstein Library, Duke University, Durham, North Carolina. The Granite precinct contained 9.4 percent of county farms. Most Chaffee County farms/ranches were in the Centerville precinct between present-day Buena Vista and Nathrop, west

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

operations in the northern part of the county and, by 1891, one of the largest in terms of acreage, making it a significant influencer of agricultural practices in the area. In 1919 the property became part of William J. and Frank McFadden's farm and ranch operation. The brothers grew up on a ranch on higher land less than a mile to the west that their father, William P. McFadden, homesteaded in 1881. In purchasing the second ranch, the McFadden Brothers doubled the size of their property, providing important additional water rights for irrigation and level fields for raising hay, thus permitting the brothers to expand their operations. The expansion of the ranch and construction of the east headquarters is representative of local ranch evolution to meet the needs and ambitions of a second generation of owners. It also reflects the continuing importance of agriculture to the county economy in the early twentieth century.

Agricultural undertakings in the northern part of Chaffee County were more demanding than in the lower, flatter locations to the south. The broad Arkansas Valley narrows significantly about seven miles north of Buena Vista. From that point northward to the Lake County boundary, available tracts for farming and ranching are smaller and narrower. The east headquarters is nearly 600' higher in elevation than Buena Vista on the valley floor, resulting in a much shorter growing season that limits the types of successfully grown crops. As fewer ranches were established in the northern area, the McFadden Brothers Ranch East Headquarters is an important example of how ranchers met these challenges. For these reasons, the ranch is an excellent representative of how hay and cattle raising became important elements of the agricultural economy in northern Chaffee County. In 1891 the Morrison property embraced 320 acres (one of the larger farms/ranches in the Riverside area), raising cattle and hay as well as peas, grains, and oats. Efforts to cultivate field crops diminished by the early twentieth century, with hay and cattle raising becoming preeminent.¹⁷ The ranch thus importantly reflects the agricultural evolution resulting from experience with the environment, adaptation of methods, and changing agricultural products.

From the 1920s to 1960 the McFadden Brothers Ranch East Headquarters focused on hay and cattle raising operations, which provided a livelihood for the households of both brothers. Hay and cattle ranches remained a mainstay of the Chaffee County economy through the mid-twentieth century. The McFadden Brothers Ranch is importantly associated with the successful production of hay and cattle in northern Chaffee County. In 1963, hay accounted for 90 percent of the value of agricultural crops produced in Chaffee County; in the same year an estimated 11,500 cattle grazed in the county.¹⁸

of Buena Vista in the Cottonwood precinct, and between present-day Salida and Poncha Springs along the South Arkansas River. For unknown reasons, George Morrison is not listed in the farm schedule, although from the extent of his holdings he should have been included. William P. McFadden did not settle his homestead until after the census in 1881. Farm and ranch level data does not exist for Colorado for subsequent years.

¹⁷ See R. Laurie Simmons and Thomas H. Simmons, *Historic Ranching Resources of South Park, Colorado*, Park County, Colorado, National Register of Historic Places Multiple Property Documentation Form, August 27, 1999, accepted December 14, 1999, NRIS 64500744, E-4, R. Laurie Simmons and Thomas H. Simmons, Tarryall Rural Historic District, Park County, Colorado, National Register of Historic Places nomination, February 19, 2015 (revised), listed November 1, 2017, NRIS 100000788, 11, and Thomas H. Simmons and R. Laurie Simmons, *Buena Vista Historic Resources Survey, 2020-21, Final Survey Report* (Denver: Front Range Research Associates, Inc., July 2021), 29-30. In addition to hay and cattle raising, early efforts to raise food crops to supply burgeoning mountain mining camps had some initial successes, but the arrival of railroads undermined such efforts, due to transportation costs, marketing, and price competition, as well as the manifest superiority of hay and cattle to the region. In the similar areas of South Park and Tarryall to the northeast in Park County ancillary field crops also were quickly dropped in favor of more profitable hay, cattle, and sheep raising. The vicinity of northern Chaffee County, although higher in elevation, is comparable in many respects to haying and ranching in a good part of the Tarryall Creek corridor. One exception to the fading of field crops was the head lettuce boom in the Buena Vista area in the 1920s (see Buena Vista survey report), but there is no indication the McFadden's participated in that.

¹⁸ Salma A. Waters, ed., *Colorado Year Book, 1962-1964* (Denver: Colorado State Planning division, circa 1963), 940.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Following the death of William J. McFadden in 1959, the family's ownership ended the following year, and intensive agricultural use of the property subsequently diminished.

Intact examples of this type of early ranch are becoming increasingly rare in Chaffee County due to development pressures, increasing land values, and the sale of water rights. This makes the McFadden Brothers Ranch an important exemplar of late 19th and early twentieth century ranch operations and agriculture. Current property co-owner Rick Bieterman observed: "In the last year, we have lost more than 500 acres of farmland within 3 miles of our property to developers and the town of Buena Vista. Those farms have been subdivided, and our immediate neighbor (the town of BV) is currently working to convert the water on that property from agricultural status to municipal so they can send it down the river to town for development and expansion. Then, they will subdivide the farm (because it will have no water for farming) into little lots. This is the current story of small town Colorado that needs to be told."¹⁹ The period of significance for Agriculture extends from 1876, the year the Morrisons settled the land and started using the agricultural fields, until 1960, when the McFaddens sold the property and agricultural operations diminished in importance.

Criterion C. The McFadden Brothers Ranch East Headquarters is locally significant for its Architecture, as an example of an early twentieth century ranch headquarters complex. The east headquarters is composed of six buildings, including a house, shed, root cellar, privy, bank barn, and corral building/bunkhouse.²⁰ The building types within the headquarters are representative of those typically found on other Chaffee County and Colorado farms and ranches. The Multiple Property Documentation Form for the Historic Ranching Resources of South Park, Colorado (an area fifteen miles to the northeast on the opposite side of the Mosquito Range) explains: "Types of buildings typically present on ranches in South Park include a main ranch residence; a homestead house; a bunkhouse or cabins for hired hands; a hay, cattle, horse, sheep, or dairy barn; a blacksmith shop or workshop; a carriage house or garage; equipment, vehicle, shearing, feeding, and storage sheds; and small auxiliary buildings such as icehouses, smokehouses, and outhouses."²¹ The McFadden buildings display a variety of building materials, including frame (lap siding, drop siding, and board-and-batten), log, and dry-laid stone (the root cellar, retaining walls, and barn foundation). The physical layout of the complex employed the customary approach of grouping living and storage buildings in one location, with animal care buildings at a distance.

Other National Register-listed farm and ranch properties within Chaffee County mostly represent earlier nineteenth century farm and ranch construction in the county and are located in the southern part of the jurisdiction, which is more open, flatter, and lower in elevation.²² The McFadden complex was established in the 1920s in the northern end of the county and represents successful adaptation of cattle and hay raising in a more environmentally and geographically challenging location. Taking full advantage of the area's topography, the headquarters is situated on the east side of a ridge, which provides shelter from prevailing northwesterly winds, and two buildings of the complex, a bank barn and a root cellar, are built into the side of the hill to expedite initial construction and facilitate haying operations. The new location was nearly 300' lower in elevation than the earlier west headquarters and was more accessible to the railroad and highway, which extended along the river to the east. The highway was part of the Buena Vista-Leadville segment of the Pikes Peak Ocean to Ocean Highway. The establishment of that transcontinental route in 1914 may have encouraged the

¹⁹ Rick Bieterman, email to Thomas H. Simmons, August 15, 2022 (edited for readability and to clarify abbreviations).

²⁰ The McFadden family built two other bank barns on the west portion of their ranch.

²¹ Simmons and Simmons, Historic Ranching Resources of South Park, Colorado, F-19.

²² The listed ranches include four in the Buena Vista vicinity—Behrman Ranch, 1919 (listed 2012, NRIS.12000143); Nachtrieb/Kelly Ranch, circa 1876 (listed 2017, NRIS.100000785); Rock Ledge/Franzel Ranch, 1887, (listed 2015, NRIS.15000464); and Smith-Friskey Ranch, circa 1888, (2017, NRIS.10000786)—and one west of Salida: Hutchinson Ranch, 1873 (listed 1973, additional documentation and boundary increase 2005, NRIS.73000463).

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

creation of the east headquarters.²³ The period of significance for Architecture is ca. 1920-29, reflecting the estimated construction period of the ranch buildings.

Developmental History/Additional Historic Context Information

Riverside Area of Chaffee County

The McFadden Brothers Ranch East Headquarters is located on what once was the George Morrison Homestead in the vicinity of Riverside in northern Chaffee County. The nucleus of buildings forming the small Riverside community lay about 1.6 miles southeast of the headquarters. 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.”²⁴ 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 1881.²⁵ 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). 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.

Settlement of the Morrison Ranch

George and Sarah Morrison settled on 160 acres containing the present-day headquarters in 1876 (see Figure 2). The Morrises used the fields included in this nomination, but the Morrison headquarters buildings were located closer to the Arkansas River, east of today’s route of US 24.²⁶ Several manuscript census returns indicate that George Morrison was born in Ireland in 1847 or 1848. His obituary in the *Salida Mail* reported he was raised in Glasgow, Scotland, before coming as a young man to New York (varying dates of arrival are reported, but 1870 seems most plausible) to serve as a sales representative for a wholesale linen business based in Belfast, Ireland. Poor health (possibly a respiratory illness such as asthma or tuberculosis) prompted him to relocate to Poncha Springs, Colorado. Soon moving to Buena Vista, Morrison met Julia Kelly, and the couple married in 1876. She was born in Queen’s County, Ireland in 1849 and immigrated to the US in 1871. The couple were parents of at least thirteen children. After marrying, he briefly worked in the grocery business of Charles Mater in Oro City (Leadville) before settling on this land later in 1876.

In 1890, when he received a water right to the Morrison Ditch (Number 49, Priority Right 54), Morrison reported he first diverted water from Morrison Creek for the ditch in August 1874.²⁷ At the time he “proved up” his homestead claim in January 1882, he stated actual settlement on the land

²³ Deon Wolfenbarger, *Buena Vista Historic Resources Survey: Phase 1* (Nederland, Colorado: Three Gables Preservation, June 2018), 21.

²⁴ 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.

²⁵ Emerson, “History of Chaffee County,” 479.

²⁶ Genevieve “Jean” (Johnson) Avery, Buena Vista, Colorado, interview by Katy Welter and Suzy Kelly, August 6, 2021. Mrs. Avery, a longtime Buena Vista resident, lived on a ranch to the north of the nominated area.

²⁷ 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, Morrison Ditch (Number 49), Priority Right 54, Decree, June 19, 1890.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

began in August 1876. He further testified in 1882 that improvements included a house (“built over 5 years ago”), stables, other outbuildings, and fencing, which he valued at \$1,500. Like all patents, the document does not indicate where on the 160 acres the improvements were located. John Rohrer, a proof witness described the improvements as including the house, two stables, a blacksmith shop, granary, corrals, and fencing (valued at \$1,500), while Henry Froehlich listed the house, two stables, a blacksmith shop, and a chicken house (valued at \$600). Morrison said he had cultivated 50 or 60 acres in various crops annually for five years.²⁸

Morrison served as the postmaster at Riverside from 1879 to 1883 and became a US citizen in January 1883. In 1889, George and Julia Morrison took out a \$2,800 loan (purpose unknown) and pledged their farm as collateral. The 1891 newspaper account of crops and livestock in the Riverside area stated Morrison owned 320 acres with two miles of irrigating ditch. The 70 cultivated acres included 14 acres of grain (545 bushels threshed), 12 acres of peas, 42 acres of potatoes, 3 acres of vegetables, and 10 acres of hay. The farm held 6 horses, 40 cattle, and 25 hogs.²⁹ The Morrisons lost the property when they failed to repay the 1889 loan, and they left the land in February 1897. The couple remained in Chaffee County, operating the Granite House hotel in Granite from 1897 to 1916, then relocating to Salida. Mrs. Morrison died there in 1919, followed by her husband in 1922.³⁰

Crebbin Ownership

Alfred Crebbin of Denver became the second owner of the property in 1896, acquiring it by a Public Trustee’s Deed.³¹ Crebbin was born in England in 1853 and came to the U.S. in 1890. By 1893 he lived in Denver, where he first worked as the director of the Stirling Boiler Company. His focus turned to real estate by 1894, when he served as the manager for the Yorkshire Investment and American Mortgage Company. By 1900 he was a naturalized citizen and a representative of the Trans Yorkshire Investment Company.³² The firm appears to have been an example of British capital seeking investment opportunities in the West. Crebbin completed several Chaffee County property transactions, and this property likely was an investment rather than a place to live or personally operate. Crebbin may have been leased the land to unknown parties from 1895 to 1919. In 1904 the property was advertised for sale in the *Colorado Republican* (Buena Vista): “160 acres, cheap. Good land; some little improvements; all fenced; good water right. The Morrison Place. Adjoins McFadden’s.”³³ The property did not sell at that time.

Acquisition of the Land by the McFadden Brothers

William J. and Frank McFadden (the McFadden Brothers), who owned the abutting property to the west, expanded their holdings by purchasing the Morrison land in 1919. Their father, William P. McFadden, was drawn to northern Chaffee County by the presence of the railroad through the valley. The elder McFadden was born in Ireland in 1847 and, according to the 1910 manuscript census return, came to the United States in 1868. The 1880 manuscript census return showed him as

²⁸ George Morrison, Homestead Patent, Document number 61, proof testimony, January 21, 1882, on file National Archives, Washington, DC; George Morrison, Homestead Patent, Document number 61, July 27, 1887, General Land Office records, on file Bureau of Land Management website, Washington, glo.blm.gov. The 1887 patent included the Southwest Quarter of the Southwest Quarter of Section 35 and the East Half of the Southeast Quarter of Section 34, Township 12 South, Range 79 West, and the Northeast Quarter of the Northeast Quarter of Section 3, Township 13 South, Range 79 West, 6th Principal Meridian.

²⁹ June Shaputis and Suzanne Kelly, *A History of Chaffee County* (Marceline, Missouri: Walsworth Publishing Company, 1982), 150.

³⁰ *Salida Mail*, December 12, 1919 (Julia Morrison obituary) and November 7, 1922 (George Morrison obituary).

³¹ Chaffee County Clerk and Recorder, ownership transfers, Salida, Colorado, accessed on iCounty.com (various dates).

³² US Census Bureau, Census of Population, 1900, Denver, Arapahoe County, Colorado, manuscript returns, 1900; Denver city directories.

³³ *Colorado Republican* (Buena Vista), September 1, 1904.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

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.³⁴

In November 1881 McFadden settled on 160 acres of land a mile west-northwest of Morrison's land and filed a homestead claim intention in January 1882 (see 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 96.³⁵

In addition to William P., the McFadden family 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.

To establish that he had complied with government requirements for obtaining the homestead, 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 \$4,000.³⁶

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.³⁷ William P. McFadden became a US citizen in September 1887. On January 29, 1888, twin boys, William J. and Frank McFadden, were born.³⁸

William P. McFadden affiliated with the Democratic Party, serving as a delegate to the Democratic County Convention in 1889.³⁹ 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 acres of hay. The operation included 6 horses, 20 cattle, and 10 hogs.⁴⁰ The family may have raised apples, as the *Salida Mail* reported in 1891 that Mrs. McFadden was forecasting a large apple crop.⁴¹

³⁴ 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, 6th Principal Meridian, on file National Archives, Washington, DC. Morrison's land would be acquired by the McFadden family in the early twentieth century.

³⁵ 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.

³⁶ McFadden, Final Homestead Certificate, Number 166, February 9, 1889, casefile.

³⁷ McFadden, Final Homestead Certificate, Number 166, February 9, 1889, casefile.

³⁸ Frank McFadden, World War I draft registration, 1917, on Ancestry.com.

³⁹ *Salida Mail*, October 11, 1889.

⁴⁰ Reported in June Shaputis and Suzanne Kelly, *A History of Chaffee County* (Marceline, Missouri: Walsworth Publishing Company, 1982), 150.

⁴¹ *Salida Mail*, August 7, 1891.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Margaret McFadden died between October 1893 and 1900. 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.⁴²

In 1900-01, McFadden added a new, larger bank barn at the property (5CF3572). 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.⁴³ 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.⁴⁴

Expansion of Ranch and Construction of the East Headquarters

After gaining formal ownership of the original homestead to the west in 1919, Frank and William J. McFadden also acquired the adjoining Morrison property the same year, bringing the total acreage of their property to at least 320 acres. During their tenure, Frank and William J. operated the farm and ranch as "The McFadden Brothers."

In 1920 Frank married Ida E. Cox West (1888-1970) in Leadville (see Figure 4). 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."⁴⁵ Both Frank and Ida served as Democratic precinct committee persons. Ida had a daughter from a previous marriage (Evelyn F., born circa 1909). Frank's marriage likely prompted the creation of a second headquarters on the recently acquired Morrison land to provide more space and a degree of separation.

The new headquarters (the focus of this nomination) was built in the 1920s 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. The headquarters included a house, privy, shed, barn, root cellar, corral, and other buildings (see Figures 3 and 5). The barn constructed there was a bank barn (Resource 6) with an interior inscription providing a 1929 construction date. Their father had erected two earlier bank barns at the west headquarters.⁴⁶ A roughly rectangular corral is shown on the south side of the access road in the 1938 aerial photograph. The gambrel roof log building (Resource 7) may have served as a bunkhouse. It stood immediately west of the corral, with two smaller buildings in the vicinity. Historic restoration specialist Mike Perschbacher of Older Than Dirt Construction examined photographs of the building and judged "the building was built in the early 20s after consolidation of the ranch. More than likely for ranch hands, McFaddens would have needed extra help after the consolidation."⁴⁷

⁴² Chaffee County Cemeteries, Chaffee County GenWeb Project, in Kay R. Merrill, ed. *Colorado Cemetery Directory* (Denver: Colorado Council of Genealogical Societies, 1985). Mr. McFadden was identified as a widower in the 1900 census manuscript returns.

⁴³ *Leadville Herald-Democrat*, August 12, 1911, and *Salida Mail*, August 15, 1911 (William P. McFadden obituaries).

⁴⁴ *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).

⁴⁵ *Chaffee County Democrat* (Buena Vista), January 24, 1920.

⁴⁶ Simmons and Simmons, McFadden/Morrison Ranch, Architectural Inventory Form, Resources 14 and 16.

⁴⁷ Mike Perschbacher, Older Than Dirt Construction, Cañon City, Colorado, email to Melanie Roth, January 12, 2021. He

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Operation of the Ranch by the McFaddens

Following construction of the east headquarters, the brothers were enumerated in the census in separate households. Frank and Ida lived in the east headquarters, while William and his half-sister, Mary Ellen, resided at the west headquarters. 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."⁴⁸

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.⁴⁹ 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 (Figure 3).⁵⁰ 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.⁵¹

Hay raising appears to have been the focus of the east fields adjacent to US 24. Aerial photographs for 1938 and 1972 show the fields watered by flood irrigation with Morrison Creek following a large curve in the northern field. The presence of the corral to the southeast suggests the McFaddens likely engaged in livestock raising as well.

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."⁵² 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.⁵³

Later Owners and Recent History

Upon gaining sole ownership of the family enterprise, Frank and Ida McFadden sold the entire property in 1960, and intensive agricultural efforts appear to have diminished in the subsequent decades.

Adams and Lee. Albert and Mary A. Adams of Chaffee County purchased the property from the McFaddens in 1960. Springer related that Mr. Adams was an engineer who received patents for

pointed to the use of wire nails and the quality of the work: "To get the tight joints shown the logs had to have been worked. The wood floor is also a[n] indication that the building was meant for human inhabitation. Interior roof supporting system was done by someone that had knowledge of building. In my experience this kind [of] time would not have been taken for animals. Most animal buildings were also built lower to the ground to conserve heat."

⁴⁸ *Salida Mail*, September 18, 1925.

⁴⁹ Ida Mae Blanchard-McFadden Margos, Find a Grave, memorial number 191437025, www.findagrave.com. Ida Mae (1928-2006) married in 1949.

⁵⁰ Genevieve "Jean" (Johnson) Avery, Buena Vista, Colorado, interview by Katy Welter and Suzy Kelly, August 6, 2021.

⁵¹ US Census, Census of Population, manuscript returns, 1940; William J. McFadden, World War II draft card, Ancestry.com.

⁵² *Chaffee County Republican* (Buena Vista). February 27, 1959 (William J. McFadden obituary). See also *Salida Mail*. February 23, 1959.

⁵³ *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).

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

cameras, while Mrs. Adams had been a ballerina.⁵⁴ 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.⁵⁵

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 an array 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, Franklin 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 in the 1970s. A number of dwellings on large parcels now stand in the area between the east and west ranch headquarters. On the ranch Springer expanded existing buildings, constructed new buildings, installed a hydroelectric power system, placed center pivot sprinklers on the east fields, rebuilt other buildings, and moved buildings to new locations.

Springer reconfigured irrigation on the ranch, commenting that his "object was to concentrate the water," and, rather than employing flood irrigation, he installed center pivot sprinklers in the east fields. The placement of a center pivot in the south field necessitated moving the corral building. Springer recalled it cost \$1,000 to move, and that he moved it (rather than demolishing it) because it was old and had some historical value. He did not use it after the move and said that local artists sometimes featured the building in their paintings. He continued raising hay in the fields and rented out the house at the east headquarters.⁵⁶ The Springers used a gasoline-powered hay elevator to load bales into the loft of the barn.⁵⁷

Welter/Bieterman. After selling the property in 2017 Franklin Springer moved to Colorado Springs and died there in September 2021. The new owner was 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 entire ranch is about 110 tons (3,500

⁵⁴ Franklin Springer, Colorado Springs, Colorado, Zoom interview with Katy Welter, Rick Bieterman, Marilyn Martorano, and Thomas H. Simmons, December 23, 2020. The section on the Springers' tenure is largely drawn from this interview.

⁵⁵ Bieterman, email to Simmons, September 8, 2021.

⁵⁶ Rick Bieterman, Buena Vista, Colorado, email to Thomas H. Simmons, September 23, 2021. Bieterman, one of the current owners, reports cleaning out "quite a bit of hay" from the upper level of the barn after acquiring the property.

⁵⁷ Doug Springer, email to Katy Welter and Rick Bieterman, October 1, 2021. Springer related that he "spent a lot of sweat at the top end of it."

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

small bales) on about 45 irrigated acres. Katy is an attorney, and Rick is a teacher. A tenant occupies the house at the east headquarters.

9. Major Bibliographical Resources

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

Avery, Genevieve "Jean" (Johnson), Buena Vista, Colorado. Interview by Katy Welter and Suzy Kelly. August 6, 2021.

Bieterman, Rick, Buena Vista, Colorado. Email to Thomas H. Simmons. August 19, 2021, September 8, 2021, September 23, 2021, January 12, 2022, January 13, 2022, and August 15, 2022.

Brown, Peter M., Rocky Mountain Tree-Ring Research, Inc. Letter report on Watershed Ranch dendrochronological analysis, to Thomas H. and R. Laurie Simmons. August 7, 2021.

Chaffee County Assessor. Real estate information. Salida, Colorado.

Chaffee County Cemeteries. Chaffee County GenWeb Project. In Kay R. Merrill, ed. *Colorado Cemetery Directory*. Denver: Colorado Council of Genealogical Societies, 1985.

Chaffee County Clerk and Recorder. Ownership transfers and deeds. Salida, Colorado. Accessed on iCounty.com.

Chaffee County Democrat (Buena Vista). July 19, 1919 (William McFadden secretary of school district), December 20, 1919 (Julia Morrison obituary), and January 24, 1920 (Frank McFadden marriage).

Chaffee County Republican (Buena Vista). February 27, 1959 (William J. McFadden obituary), November 11, 1960 (Mary Ellen McFadden obituary), and August 1, 1968 (Frank McFadden obituary).

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 and Morrison Ditch (Number 49), Priority Right 54. Decree. June 19, 1890.

Colorado Republican (Buena Vista). September 1, 1904.

Colorado State Census. Manuscript returns, Chaffee County. 1885.

Emerson, E.R. "History of Chaffee County." In *History of the Arkansas Valley, Colorado*, 477-542. Chicago: O.L. Baskin & Co., 1881.

Golson, Fay. Behrman Ranch, Buena Vista vicinity, Colorado, 5CF2820. National Register of Historic Places nomination. October 1, 2011. Listed March 27, 2012, NRIS 12000143.

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

Leadville Herald-Democrat. August 12, 1911 (William P. McFadden obituary).

Martorano, Marilyn A., Martorano Consultants LLC. Watershed Ranch, 5CF3417, Historic Archaeology Component Form, Form 1402. July 23, 2020.

McFadden, William. 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, 6th Principal Meridian. On file National Archives, Washington, DC.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Morrison, George. Homestead Patent, Document number 61, July 27, 1889. On file General Land Office records, Bureau of Land Management website, glorerecords.blm.gov.

Morrison, George. Homestead Patent, Document number 61, proof testimony, January 21, 1882. On file National Archives, Washington, DC

Mountain Mail (Salida). August 9, 1968 (Frank McFadden obituary).

Noble, Allen G. and Richard K. Cleek. *The Old Barn Book*. New Brunswick, New Jersey: Rutgers University Press, 1995.

Mike Perschbacher, Older Than Dirt Construction, Cañon City, Colorado. Email to Melanie Roth. January 12, 2021.

Salida Mail. October 11, 1889 (William McFadden delegate to Democratic County Convention), August 7, 1891 (Mrs. McFadden apple forecast), August 15, 1911 (William P. McFadden obituary), December 12, 1919 (Julia Morrison obituary), November 7, 1922 (George Morrison obituary), February 23, 1959 (William J. McFadden obituary), and October 31, 1960 (Mary Ellen McFadden obituary).

Shaputis, June and Suzanne Kelly. *A History of Chaffee County*. Marceline, Missouri: Walsworth Publishing Company, 1982.

R. Laurie Simmons and Thomas H. Simmons. *Chaffee County, Colorado, Historic Resources Survey, 2011-13, Final Survey Report*. Denver: Front Range Research Associates, Inc., May 13, 2013.

_____. Historic Ranching Resources of South Park, Colorado. Park County, Colorado. National Register Multiple Property Documentation Form. August 27, 1999. Accepted December 14, 1999, NRIS 64500744.

_____. Tarryall Rural Historic District. Park County, Colorado. National Register of Historic Places nomination. February 19, 2015 (revised). Listed November 1, 2017, NRIS 100000788.

Simmons, Thomas H. and R. Laurie Simmons. *Buena Vista Historic Resources Survey, 2020-21, Final Survey Report*. Denver: Front Range Research Associates, Inc., July 2021.

_____. McFadden Barn, Buena Vista vicinity, Colorado, 5CF3572. National Register of Historic Places nomination. October 1, 2021 (revised November 12, 2021). Listed March 31, 2022, NRIS 100007490.

_____. McFadden/Morrison Ranch, McFadden Brothers Ranch, Architectural Inventory Form, 5CF.3417. January 2021. On file History Colorado, Denver, Colorado.

Simmons, Thomas H. 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.

Springer, Doug. Email to Katy Welter and Rick Bieterman. October 1, 2021.

Springer, Franklin, Colorado Springs, Colorado. Zoom interview with Katy Welter, Rick Bieterman, Marilyn Martorano, and Thomas H. Simmons. December 23, 2020.

US Census. Census of Population. Productions of Agriculture Schedule, Chaffee County, Colorado. 1880. On file Rubenstein Library, Duke University, Durham, North Carolina.

US Census. Census of Population. Manuscript returns. 1880-1940.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

US Surveyor General. Original Survey Plat, Township 12 South, Range 79, 6th Principal Meridian. November 3, 1880. On file US General Land Office Records, US Bureau of Land Management, website, glorerecords.blm.gov.

Vlach, John M. *Barns*. New York: W.W. Norton and Company, 2003.

Waters, Salma A., ed. *Colorado Year Book, 1962-1964*. Denver: Colorado State Planning Division, circa 1963.

Wheaton, Rodd L., Englewood, Colorado. Email to Thomas H. Simmons and R. Laurie Simmons. December 14, 2020.

Wolfenbarger, Deon. *Buena Vista Historic Resources Survey: Phase 1*. Nederland, Colorado: Three Gables Preservation, June 2018.

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): 5CF.3573

10. Geographical Data

Acreage of Property: 86.2

Latitude/Longitude Coordinates (this is the bounding polygon)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places) (this is the bounding polygon)

- | | |
|------------------------|------------------------|
| 1. Latitude: 38.960866 | Longitude: -106.207012 |
| 2. Latitude: 38.962172 | Longitude: -106.203881 |
| 3. Latitude: 38.955754 | Longitude: -106.199754 |
| 4. Latitude: 38.952190 | Longitude: -106.202119 |
| 5. Latitude: 38.952119 | Longitude: -106.205404 |

UTM Coordinates (this is the bounding polygon)

Datum if other than WGS84: _____ (this is the bounding polygon)

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 395424 | Northing: 4313127 |
| 2. Zone: 13 | Easting: 395697 | Northing: 4313268 |

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

3. Zone: 13	Easting: 396045	Northing: 4312551
4. Zone: 13	Easting: 395835	Northing: 4312158
5. Zone: 13	Easting: 395550	Northing: 4312154

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

The nominated area includes all of Chaffee County Assessor parcel number 300934400070 with the following exceptions: a narrow "tail" of land (roughly 1.7 acres) following Mountain View Drive west of the headquarters and a narrow strip (0.2 acres) along US 24 at the southeast corner of the parcel holding the Dry Field Ditch. A shapefile of the nominated area boundary was submitted with this nomination.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundary contains the ranch headquarters buildings and agricultural fields historically associated with the Morrison Homestead and McFadden Brothers ranch. The western area containing the road was excluded as not associated with ranch/farm operations. The Dry Field Ditch (1882) was not included in the boundary as it never supplied water for the Morrison/McFadden property but merely passes through the land. Had it been included it would have been assessed as noncontributing.

Other portions of the Morrison Homestead/McFadden Brothers Ranch are in separate ownership and reflect development and associations not connected with the historical operation of the ranch. The hilly area between the two parts of the ranch was subdivided into large lot residential parcels in 1973 and contains more recent construction that does not share the historical ranching associations. The portion of the historic Morrison homestead lying east of US 24 is divided into several parcels displaying various eras of construction.

11. Form Prepared By

name/title: Thomas H. Simmons and R. Laurie Simmons, Architectural Historians (for the property owners)
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.frhhistory.com
telephone: 303-477-7597
date: February 4, 2022 (revised November 15, 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.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

Photo Log

Name of Property: McFadden Brothers Ranch East Headquarters

City or Vicinity: Buena Vista vicinity

County: Chaffee

State: Colorado

Name of Photographer: Thomas H. Simmons

1 of 39, Overview of ranch from US 24. View west-northwest Date: July 2021.

2 of 39, View from US 24 along Mountain View Drive and the Morrison Creek drainage structure to the headquarters with the Sawatch Range in the distance. View west-southwest. Date: November 2021.

3 of 39, The north field from the entrance off US 24. View northwest. Date: November 2021.

4 of 39, The western part of the north field from Mountain View Drive with the valve station to left. View north-northwest. Date: November 2021.

5 of 39, The south field with the center pivot and the two-track road. View southeast. Date: July 2021.

6 of 39, The hay stacker frame with the south field and center pivot beyond. View southeast. Date: November 2021.

7 of 39, The south field from the southeast corner of the parcel near US 24. View northwest. Date: November 2021.

8 of 39, The sign at the southeast corner of the south field. View west. Date: November 2021.

9 of 39, The cattleguard across Mountain View Drive with headquarters buildings to the right. View west-northwest. Date: July 2021.

10 of 39, Overview of headquarters buildings on the north side of Mountain View Drive. View west-northwest. Date: July 2021.

11 of 39, Overview of corral building on the south side of Mountain View Drive. View SSW. Date: July 2021.

12 of 39, House and yard. View north. Date: July 2020.

13 of 39, House front (south). View north-northwest. Date: July 2021.

14 of 39, House, front and east wall. View west. Date: July 2021.

15 of 39, House, east wall and rear. View south. Date: July 2021.

16 of 39, House, rear. View east. Date: July 2020.

17, of 39, House, west wall and front. View north-northeast. Date: July 2020.

18 of 39, Well pad and hatch west of house. View north-northeast. Date: July 2021.

19 of 39, Shed, front and west wall with privy and barn to right. View north. Date: July 2020.

20 of 39, Shed, rear and east wall with rear of house to left. View southwest. Date: July 2020.

21 of 39, Root cellar with shed to right. View northeast. Date: July 2021.

22 of 39, Root cellar with retaining wall to left. View west-northwest. Date: July 2020.

23 of 39, Retaining wall west of root cellar. View west. Date: July 2021.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

- 24 of 39, Privy, front and south wall. View northwest. Date: July 2021.
- 25 of 39, Privy, rear and north wall. View south-southeast. Date: July 2021.
- 26 of 39, Barn (right) with the house, privy, and shed in distance. View southwest. Date: July 2020.
- 27 of 39, Barn, front and east wall with shed to left. View southwest. Date: July 2021.
- 28 of 39, Barn, east wall and rear with house to right. View south. Date: July 2021.
- 29 of 39, Barn, rear and west wall. View east. Date: July 2021.
- 30 of 39, Barn, west section and front. View north-northeast. Date: July 2021.
- 31 of 39, Barn, interior, stalls on lower level. View west-southwest. Date: July 2021.
- 32 of 39, Barn, interior, upper level. View north. Date: July 2021.
- 33 of 39, Hay elevator east of barn. View north-northeast. Date: July 2021.
- 34 of 39, Corral building/bunkhouse, front (south). View northwest. Date: July 2020.
- 35 of 39, Corral building/bunkhouse, front and west wall. View north. Date: July 2020.
- 36 of 39, Corral building/bunkhouse, west wall and rear with south field beyond. View east-southeast. Date: July 2021.
- 37 of 39, Corral building/bunkhouse, front and east wall. View west. Date: July 2020.
- 38 of 39, Corral building/bunkhouse, interior. View north-northeast. Date: July 2021.
- 39 of 39, Powerplant building, front (west) and north wall. View east. Date: July 2021.

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.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

List of Maps and Historic Figures

Location Map

Sketch Map: Overview

Sketch Map: Headquarters Detail

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 McFaddens later acquired the 1876 Morrison homestead to the southeast and built the 1920s headquarters (the subject of this nomination). 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, 6th Principal Meridian, November 3, 1880.

2 of 5, These images show Julia (left) and George Morrison (right), probably after the couple moved to Salida. They operated a hotel in Granite after losing their ranch. SOURCE: George and Julia Morrison (memorial ID 43290762), www.findagrave.com.

3 of 5, This 1938 aerial photograph shows the east headquarters area, with US 24 to the upper right and a road (now Mountain View Drive) extending southwesterly from the highway. The house and barn are present on the north side of the access road. The corral stands on the south side of the road with the gambrel roof building (not yet in its current location) and at least one other building to the west. The center pivot sprinklers have not yet been installed. SOURCE: Aerial photograph, September 30, 1938, BOV 30-81.

4 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. 1940s-1950s), Genevieve Jean (Johnson) Avery collection, Buena Vista, Colorado.

5 of 5, This 1972 extract of an aerial photograph shows the east headquarters area with approximately the same extent as the previous aerial photograph. The house and barn are present on the north side of the access road. The corral stands on the south side of the road with the gambrel roof building (not yet in its current location) and one other building to the west. The center pivot sprinklers have not yet been installed. SOURCE: Aerial photograph, October 25, 1972, 90576 CE 1421 1-03.

McFadden Brothers Ranch East Headquarters
 Name of Property

Chaffee, CO
 County and State

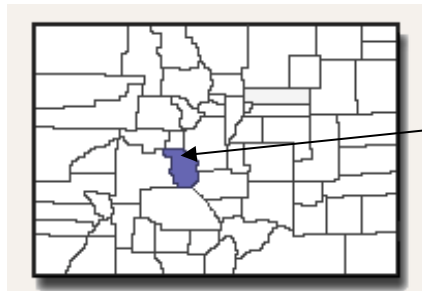
Location Map



The black solid line is the boundary of the nominated area. The bounding polygon (white line) has the following coordinates:

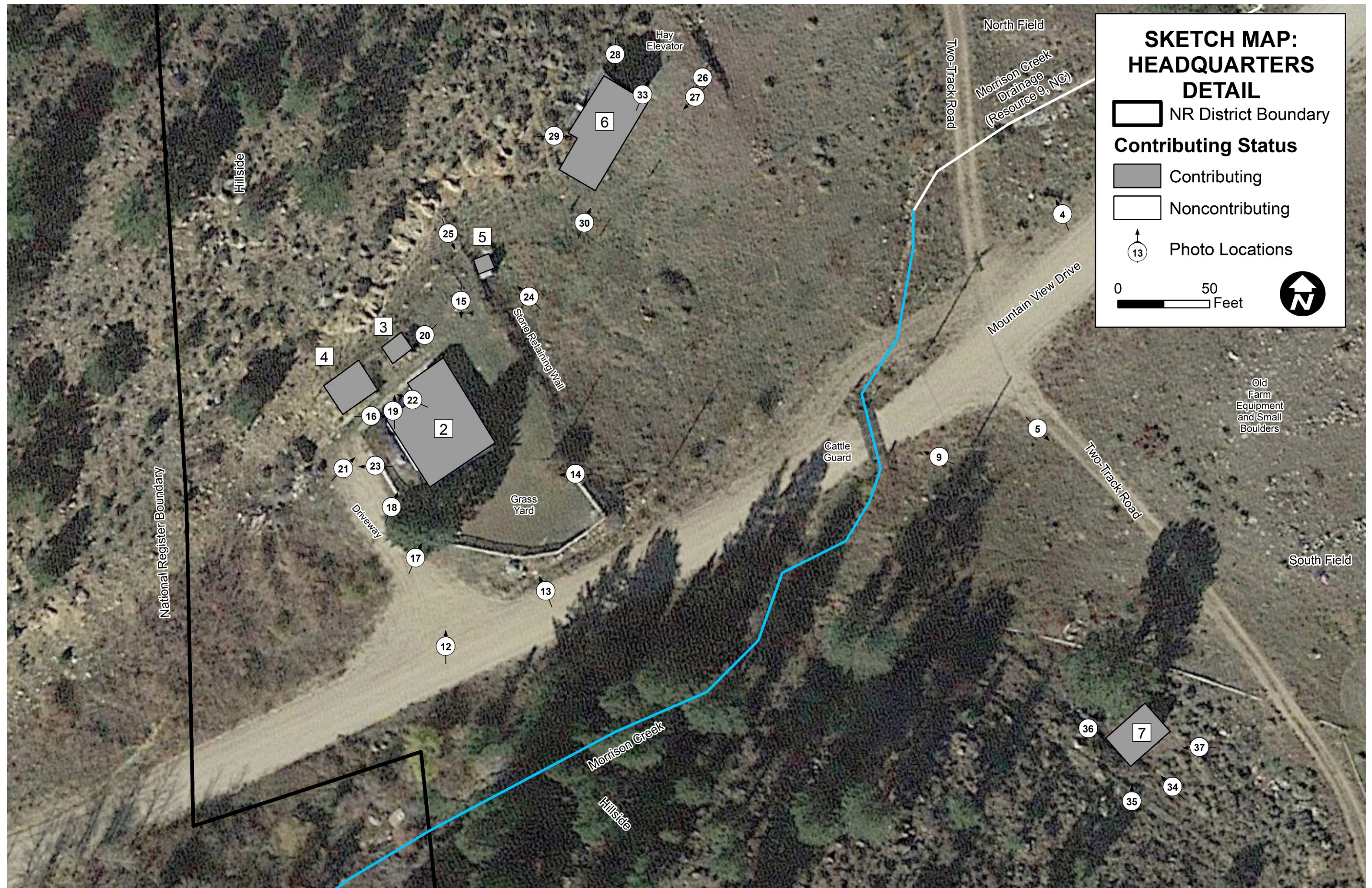
Point	Latitude	Longitude
1	38.960866	-106.207012
2	38.962172	-106.203881
3	38.955754	-106.199754
4	38.952190	-106.202119
5	38.952142	-106.205374

Image Date: October 14, 2017



State Perspective:
 McFadden Brothers Ranch
 East Headquarters





McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State

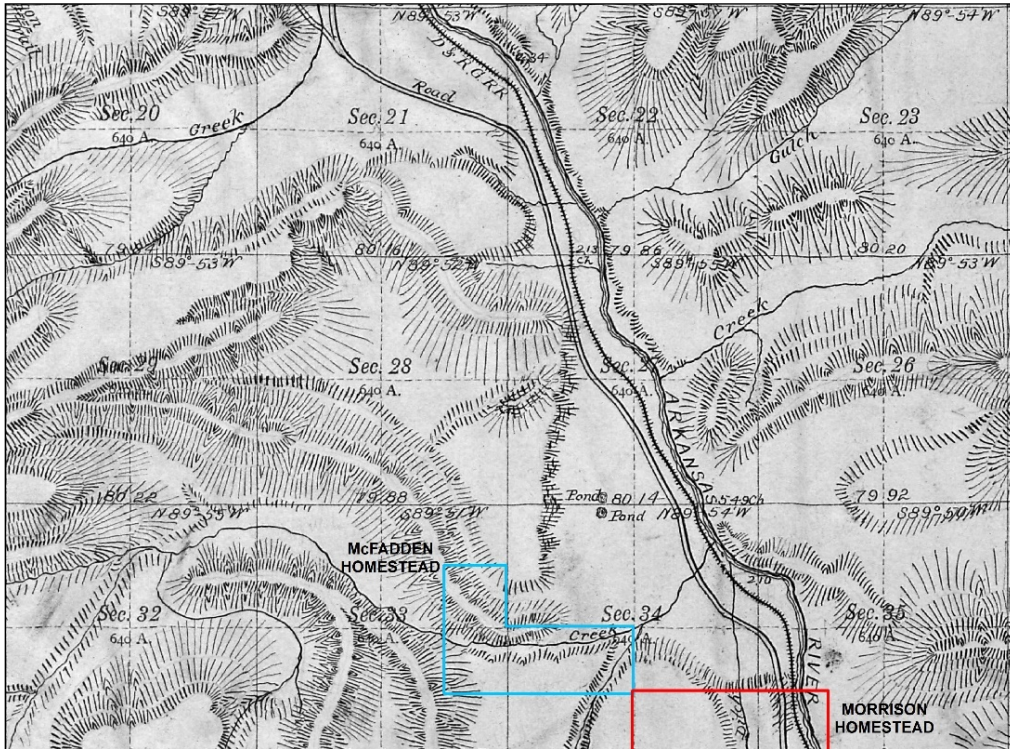


Figure 1. The boundary of the 1881 McFadden homestead is displayed here over the 1880 US Surveyor General's original township survey plat. The McFaddens later acquired the 1876 Morrison homestead to the southeast and built the 1920s headquarters (the subject of this nomination). The base map shows the 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, 6th Principal Meridian, November 3, 1880.



Figure 2. These images show Julia (left) and George Morrison (right), probably after the couple moved to Salida. They operated a hotel in Granite after losing their ranch. SOURCE: George and Julia Morrison (memorial ID 43290762), www.findagrave.com.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State



Figure 3. This 1938 aerial photograph shows the east headquarters area, with US 24 to the upper right and a road (now Mountain View Drive) extending southwesterly from the highway. The house and barn are present on the north side of the access road. The corral stands on the south side of the road with the gambrel roof building (not yet in its current location) and at least one other building to the west. The center pivot sprinklers have not yet been installed. SOURCE: Aerial photograph, September 30, 1938, BOV 30-81.



Figure 4. 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.

McFadden Brothers Ranch East Headquarters
Name of Property

Chaffee, CO
County and State



Figure 5. This 1972 extract of an aerial photograph shows the east headquarters area with approximately the same extent as the previous aerial photograph. The house and barn are present on the north side of the access road. The corral stands on the south side of the road with the gambrel roof building (not yet in its current location) and one other building to the west. The center pivot sprinklers have not yet been installed. SOURCE: Aerial photograph, October 25, 1972, 90576 CE 1421 1-03.