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United States Department of the Interior  
National Park Service

RECEIVED 2280

JUN 12 2015

National Register of Historic Places  
Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kelley-McDonald House  
other names/site number 5CF.502

2. Location

street & number 108 South Pleasant Avenue N/A not for publication  
city or town Buena Vista N/A vicinity  
state Colorado code CO county Chaffee code 015 zip code 81211

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

[Signature] Deputy State Historic Preservation Officer Date 6/11/15

Office of Archaeology and Historic Preservation, History  
Colorado  
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

4. National Park Service Certification

I hereby certify that this property is:

X 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] Signature of the Keeper Date of Action 7-27-15

Kelley-McDonald House  
Name of Property

Chaffee, Colorado  
County and State

**5. Classification**

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
2	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
2	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

**Materials**

(Enter categories from instructions.)

foundation: STONE

walls: WOOD/weatherboard  
ASBESTOS

roof: WOOD/shingle

other: \_\_\_\_\_

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## Narrative Statement of Significance

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

### Summary

The two-story 1882 Queen Anne-style Kelley-McDonald House sits on a large level lot in a historic residential neighborhood of western Buena Vista. Built just three years after the platting of the town and two years following the arrival of the railroad, the substantial frame house displays sophisticated detailing, especially on its front gable face, suggesting possible use of a pattern book design. The house is placed at an angle to Pleasant Avenue, which is paved and has a gravel parking strip, grass tree lawn, and concrete public sidewalk. The yard is enclosed with wrought iron, wood picket, and chain link fencing. A barn/garage is located southwest of the house, and there is no alley at the rear. The property retains substantial historic physical integrity.

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## Elaboration

### Overview

The nominated area includes the house, placed toward the east end of the property at an angle to the public street, and the barn/garage, in the southwest corner, both assessed as contributing. The large parcel encompasses 0.36 acres of level land with its east and west boundaries aligned in the north-south direction of South Pleasant Avenue (Photographs 1 and 2). A bow-and-picket wrought iron fence on a raised concrete base encloses the front lawn (Photograph 3). A chain link gate providing access to the driveway is attached to the south end of the wrought iron fence. A grass tree lawn and narrow gravel parking area without curbing parallels the paved street. A concrete public sidewalk extends across the front of the property; its panels are inscribed with a large diamond design.

The front lawn contains a concrete sidewalk connecting the public sidewalk to the front porch. Two wood half-barrel planters flank the sidewalk near the gate. The stump of a large blue spruce tree lies near the northeast corner of the house. The front yard (as well as the side and rear yards) is covered with grass and forbs. A faint driveway along the south edge of the property provides access to the barn/garage at the southwest corner. Two large cottonwood trees are present along the north edge of the driveway, one at the front sidewalk and one south of the house. A chain link fence marks the south and west property lines.

With the exception of the barn/garage at the southwest corner, the west half of the property is open. A wood utility pole and a pile of rocks are located at the northwest corner of the parcel. A small cherry tree stands a short distance to the east, enclosed with protective woven wire fencing and two sections of chain link fence. The location of a former root cellar (now leveled) lies between the barn/garage and the cherry tree. The root cellar measured about 6' x 8', was 5' – 6' deep, and extended about 2' above grade. It had a stone foundation, earth top, and metal doors.<sup>1</sup>

A wood picket fence marks the western two-thirds of the north property line, while a wrought iron fence like that along the front follows the eastern one-third of the boundary. A portion of the picket fence is missing northwest of the house where a large pile of rocks is present. The rear of the house features a wide concrete sidewalk and a small shrub abuts the south wall of the one-story section. A narrow concrete sidewalk parallels the north wall of the house. To the north a nonhistoric bird feeder on a wood support stands near the northwest corner of the house and a Russian olive tree is located near the fence.

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<sup>1</sup> Dick Bahr, Boise, Idaho, interview by Thomas H. Simmons, 8 September 2014. The Kelley-McDonald is very likely also eligible under Criterion D, but additional investigation beyond the scope of this nomination preparation is needed. No surveys focused on historic archaeology have been conducted, but archaeological potential may reside in the area of the root cellar and identification of discrete features, such as former privy pits or trash middens. Such potential should be considered when planning future ground-disturbing activities within the area.

Kelley-McDonald House

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## Nominated Area Resources

### ***House, Map Reference 1, 1882, Building, Contributing (Photographs 4 through 12)***

The two-story Queen Anne-style frame house (46' x 33') faces east-northeast toward South Pleasant Avenue.<sup>2</sup> The dwelling displays a stone and concrete foundation and walls clad with narrow clapboard siding and asbestos shingles (with clapboards underneath) laid in wide horizontal courses. Cut and round nails are found on the building. The walls have corner boards, wide sill boards, and a projecting molded wood belt course. Windows are double-hung sash (unless otherwise noted). The main wing has a front-gabled roof, and there is a lower, slightly projecting gabled roof bay on the north. The roofs are clad with wood shingles and have metal ridge caps. The north and front gables feature decorative vergeboards pierced with round and diamond shaped cutouts.

*Front (East Wall, Main Façade).* The front (east) contains an entrance at the north end with a wood paneled and glazed door, a nonhistoric wood screen door, and boarded up sidelights (Photograph 4). The entrance is sheltered by a shed roof hood supported by shaped brackets. A nonhistoric wood stoop in front of the entrance has a balustrade composed of boards. An enclosed porch is present to the south. Its original wood deck and balustrade are visible. The upper portion of the porch contains a twelve-over-two-light window with brackets at the corners. A panel with asbestos shingles is above the window. The next bay of the first story contains an eight-over-two-light window, with the panels above and below the window clad with clapboard siding. The southeast corner is chamfered on the first story, and the angled wall has a four-over-one light window, with clapboard siding below the window. There are shaped and drilled brackets at the cut-away corner, and a visual inspection suggests the corner once held a pendant (now missing). The second story of the façade is clad with wide asbestos shingles and features two sets of paired four-over-one-light double-hung sash windows with a shared lintel board with architrave trim extending between the two sets of windows. Above the windows is a wood-shingled pent roof supported by modillions. The apex of the gable is clad with asbestos shingles and features a small two-light horizontal window with a wide wood surround (Photograph 5).

*South Wall.* The south wall is clad with asbestos shingles, and the projecting molded belt course extends from the front along the east half of the wall<sup>3</sup> (Photographs 6 and 7). Toward the east end of the wall is a shed-roof wall dormer with a four-over-two-light window. Near the center of the first story is a tall, narrow, four-over-two-light window. At the west end, the first story contains a one-over-one-light window on the first story with a horizontal two-part sliding window above.

*Rear (West Wall).* The rear (west wall) is clad with asbestos shingles (Photographs 7 through 9). A one-over-one-light window at the south end of the first story is adjacent to a one-story shed-roof projection along the remainder of the wall. The south wall of the projection has a central two-light window. The west wall of the projection contains a band of four single-light wood windows followed by a wood paneled and glazed door and a nonhistoric two-part sliding metal window. The second story displays a one-over-one-light window at the south end and a small one-over-one-light window at the north end. A small, horizontal, two-light window is at the apex of the gable. The rear gable is asymmetrical, extending outward on the north to include a one-story projection at the west end.

*North Wall.* The north wall of the one-story rear projection contains a two-part horizontal window (Photographs 9 and 10). Farther east is a one-story bay of the main wing clad with asbestos shingles and containing a two-light horizontal window. A two-story gabled roof projecting bay adjacent has lap siding on the first story and asbestos shingles on the second story. The first story features a shed roof, rectangular bay window with a paneled base with lap siding below an eight-over-two-light window. Centered above are paired four-over-one-light windows. The gable has decorative vergeboards. The east wall of the bay is blank, as is the north wall of the main wing east of the bay.

<sup>2</sup> Technically, the house faces east-northeast; for brevity this description will refer to the front as facing east, and the other walls will be described using the same convention.

<sup>3</sup> J.J. Stoner, "Buena Vista, Colorado," bird's eye view map (Madison, Wisconsin: J.J. Stoner, 1882). Based on the 1882 bird's-eye-view map and construction materials, the second story originally stopped at the west end of the belt course. The presence of wire nails in the expanded area of the second story suggests it was added between post-1890 and 1914.



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*Interior.* The northeast corner of the first story of the original portion of the house contains a large front entrance hall. Oak stairs to the second story rise from the front hall and feature paneled newel posts with melon tops and a spindled balustrade. A short flight of stairs rise to an intermediate landing where the stairs make a ninety-degree turn with a longer flight leading to the second story (Photograph 11). Adjacent to the entrance hall on the first story on the east is a small conservatory consisting of the enclosed front porch. French doors open from the entrance hall into the living room in the southeast corner; the dining room occupies the southwest corner and the kitchen the northwest corner. The dining room displays a wide built-in oak china cabinet with a blind cupboard concealing a brick chimney (Photograph 12). There are no fireplaces in the house, but openings for stovepipes are present. The one-story rear section features a bedroom, bathroom, and a mudroom/laundry leading to the rear entrance. The second story has dropped ceilings and contains three bedrooms and a large bathroom. The southwest corner of the house is excavated, creating a partial basement containing the furnace, hot water heater, and a former coal storage area. The attic is unfinished. The framing in the northern two-thirds of the attic (the original house) displays cut nails, while the southern part uses round wire nails. The ends of a few rafters at the ridge in the older part appear burned.

***Barn/ Coal Shed/Chicken Coop/Garage, Map Reference 2, pre-1895, Building, Contributing (Photograph 13)***

Bonney McDonald Sayre, whose family owned the property from 1914 to 1981, called this building at the southwest corner of the parcel a barn/coal shed/chicken coop.<sup>4</sup> The front gabled roof frame rectangular building (16' x 20') faces east and has a roof with overhanging eaves and corrugated metal roofing. The east wall displays clapboard siding and contains a fiberglass overhead garage door and a short vertical board pedestrian door to the north. The north wall displays board-and-batten walls, with some sections of vertical and horizontal board siding. There is a small one-over-one-light window in the upper part of the wall toward the rear. The west wall (rear) has board-and-batten siding and features a boarded up window near the center. The south wall has board-and-batten siding and no openings. The daughter of the current owner reports the walls feature cut nails. On the interior, the area behind the garage door is open; a ladder at the rear provides access to the loft. Two narrow rooms along the north wall were formerly used as a chicken coop and for coal storage. The building now serves as storage.

**Alterations**

Most of the changes to the house date to the period of significance. The construction of the rear portion of the second story and the enclosure of the inset front porch and entrance occurred prior to 1914. The north chimney shown in historic photographs is no longer present. The major post-1914 alterations are the cladding of exterior clapboards with straight-edge asbestos shingle siding sometime in the 1950s and addition of the one-story rear section (most likely in the 1960s).<sup>5</sup> The replacement of the front concrete stoop with the current wood one took place ca. 2010. The only change to the barn/garage consists of the replacement of the original garage doors after 1959 with a Filuma fiberglass overhead door produced by the Frantz Manufacturing Company.<sup>6</sup>

In the front, a ditch paralleling the sidewalk and two hitching posts are no longer present. Two large blue spruce trees by the front porch flanking the sidewalk are now gone, as well as some of the cottonwood trees that once bordered the driveway. After the roof of the root cellar to the rear collapsed, its building materials were removed and the site was leveled since 1994. Former owner Grace McDonald planted a large garden in

<sup>4</sup> Bonney and Robert M. Sayre, fax to Mildred Hicks, 4 January 1995, in the files of Mildred Hicks, Buena Vista, Colorado. The estimated year built is based on the presence of cut nails.

<sup>5</sup> Eva Flowers, Buena Vista, Colorado, telephone interviews by Thomas H. Simmons, 28 August 2014 and 2 December 2014. Eva Flowers, who resides across the street, indicates the design of the front is unchanged from when she came to Buena Vista in 1946, save for the addition of asbestos shingles. She thinks the McDonalds constructed the addition after it became difficult for Grace McDonald to negotiate the stairs.

<sup>6</sup> "Frantz Manufacturing Company," *Doors and Access Systems* (Spring 2001): 30. www.dasma.com, accessed 27 November 2014. Frantz introduced the Filuma door in 1959.

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the rear yard that is no longer present.<sup>7</sup> A wood picket fence is shown along the west boundary in a 1978 photograph; a chain link fence is now in that location.

### **Integrity**

The house displays a high level of historic physical integrity of location, setting, design, workmanship, feeling, and association from within the period of significance.

### **Location and Setting**

The house and barn display excellent integrity of location with neither moved from their original locations. The property retains its large, landscaped lot with mature trees and a historic outbuilding. The setting of the house in a largely historic residential area of Buena Vista remains quite intact. The historic Flower House to the north was lost to fire in 1985 but was replaced with another dwelling. A root cellar to the rear collapsed and was filled in after 1994. Some large cottonwood and blue spruce trees on the grounds have been lost due to storms and other factors.

### **Design**

Historic changes include the expansion of the second story westward; the 1882 bird's-eye-view map shows the rear portion as only one story. From historic photographs and an inspection of the building it appears the façade originally had an inset center porch, which has been filled in, and an inset front entrance, which has been brought forward with a gabled hood added. These changes pre-date the McDonald's tenure which began in 1914, according to Bonney McDonald Sayre. The one-story rear section was added in the 1960s during the McDonald's tenure. The deteriorated front concrete stoop was removed 2010 and replaced with the current wood one. Except for the latter change, the house appears today as it does in 1978 survey form photographs (see Figure 4).

### **Materials**

The application of asbestos shingles to the walls ca. 1950s impacts the integrity of original materials, but it is a historic alteration. The original clapboards are present under the shingles and the house is remarkably intact otherwise. Photographs of the house submitted in 1978 (now in the files of History Colorado) show the asbestos shingle siding and front wall and porch as they appear today. The daughter of the current owner is in the process of removing the asbestos cement shingles and exposing the clapboards.

### **Workmanship**

The house displays a high degree of workmanship in the application of such decorative detailing, including brackets, molding, and vergeboards, as well as the bow-and-picket wrought iron fencing. Some of these ornamental elements may have been shipped in as the railroad arrived in Buena Vista two years prior to the house's construction.

### **Feeling**

The nominated area retains excellent integrity in the aspect of feeling. The expansive lot, large two-story dwelling, and wrought iron fencing evoke the lifestyle of the well-to-do original and subsequent owners of the property.

### **Association**

The house continues to be used as a single family residence. It is the principal residence for Mildred Hicks, the current owner, although she spends winters with her daughter and son-in-law in Boise, Idaho.

<sup>7</sup> Deb Bahr, Boise, Idaho, interview by Thomas H. Simmons, 8 September 2014.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1882-1914  
\_\_\_\_\_

**Significant Dates**

N/A  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)  
N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_

**Architect/Builder**

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)  
Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

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### Period of Significance (justification)

The period of significance for Criterion C is 1882-1914, the years during which the house was erected and substantially completed.

### Criteria Considerations (justification)

None.

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### Narrative Statement of Significance

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

#### Summary

The 1882 Kelley-McDonald House, substantially completed by 1914, is significant under Criterion C in the area of Architecture, as a well preserved two-story example of a large frame Queen Anne style dwelling in Buena Vista. Queen Anne elements include the cutaway corner, gabled roof, projecting bay, brackets, vergeboard cutouts, and clapboard siding. A 1924 reminiscence by an unnamed pioneer published in the *Chaffee County Republican* mentioned this house as one of the first substantial residences in Buena Vista in a discussion of the town's important early dwellings. The house is an example of an upper class Buena Vista family residence built within three years of the town's founding.

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### Elaboration

#### Criterion C

Built by John G. and Medora Kelley in 1882 and completed by 1914, the two-story house is an early large frame example of the Queen Anne style in Buena Vista. Features reflecting the style include the gabled roof and projecting gable on the north; pent roof supported by brackets; bay window with cutaway corner ornamented with decorative brackets; clapboard siding with corner boards, a belt course, and sill boards; and a variety of windows, including bay windows on the front and north. The house exhibits very good historic physical integrity.

Popular from the 1870s into the early 1900s, the Queen Anne style was a design option frequently favored in pattern books of the period. Architectural historian Virginia Savage McAlester deems it "the dominant style of domestic building during the period from 1880 until 1900."<sup>8</sup> The Kelley House fits many of the criteria typical of the Queen Anne style identified by McAlester, including: a front gable, steeply pitched roof, cutaway bay window, and avoidance of flat wall surfaces through "the use of wall insets or projections which provide random changes in the horizontal continuity of the wall plane."<sup>9</sup> Architectural historian James C. Massey and historian Shirley Maxwell note "the style lent itself to sheltered entrance porches, recessed balconies, and other niches and projections."<sup>10</sup> They observe that multi-over-one light windows, as found on the Kelley-McDonald House, were typical.<sup>11</sup>

The plan for the Kelley-McDonald House may have been supplied or derived from one in a pattern book of the period, given its early date and the relative sophistication of its design.<sup>12</sup> John G. Kelley, an experienced St. Louis civil engineer, could easily have had access to a plan in a published book or construction magazine of the era. Retired National Park Service historic architect Rodd L. Wheaton concurred with the possibility of pattern book involvement and concluded: "While the design is very effective, the details are simple. The brackets could have been easily made on site. The mouldings are all similar, small and easily run by a local

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<sup>8</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 350.

<sup>9</sup> McAlester, *A Field Guide to American Houses*, 345 and 348.

<sup>10</sup> James C. Massey and Shirley Maxwell, *House Styles in America* (New York: Penguin Books, 1996), 133.

<sup>11</sup> Massey and Maxwell, *House Styles in America*, 134.

<sup>12</sup> A number of pattern books were examined but this particular design was not located.

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mill house. Trim boards are flat on the exterior. It is just that all of these elements are carefully applied to create the whole."<sup>13</sup>

### Construction of the House by John G. and Medora Kelley<sup>14</sup>

In 1882 John G. and Medora Kelley acquired a residential building site in western Buena Vista and constructed this house the same year, just three years after the platting of Buena Vista and two years following the arrival of the railroad. The dwelling is shown on the 1882 bird's-eye-view map of Buena Vista (see Figures 1 and 2).<sup>15</sup> A 1924 reminiscence called this house a significant early residence, stating: "Col. Kelly [sic] built the house where Rice McDonald lives."<sup>16</sup> The Kelleys appeared in the 1885 Colorado State Census in Chaffee County, along with their daughters Neva and Alice.

John G. Kelley's early life was one of adventure and accomplishment. Born in 1833 in Dublin, Ireland, he became an orphan when quite young. Before his death, his father lost his wealth due to shipwrecks in the West Indies trade and other business failures. The boy was raised by relatives, with plans for him to enter the English navy. An arm injury while horseback riding caused a change in career plans. He was placed in the office of a distinguished civil engineer to study that profession. Kelley came to the United States about 1850, leaving home without notifying his guardians. Upon arriving, he informed them of his new location and asked for a remittance, a form of monetary assistance provided to young British men of wealthy families who lived in America. He then traveled westward with a party headed to Missouri to claim government land. During the journey he assisted in surveying lands and "had his first view of frontier life."<sup>17</sup> Kelley eventually settled in St. Louis and obtained a job with the Missouri Pacific Railroad in the office of its chief engineer. There he planned and prepared drawings of railroad masonry and earthwork. Subsequently, he worked for the St. Louis Iron Mountain & Southern Railway and later headed many surveys for railroads.

When the Civil War began, Kelley joined the Confederate side, enlisted in a cavalry company, and was placed in charge of erecting Fort Thompson at New Madrid, Missouri. He participated in the battles of Corinth, Chickasaw, and Bayou, and the siege of Vicksburg. Promoted to Major of Engineers, Kelley erected fortifications in North Carolina, where he was captured and held prisoner for thirteen months, reportedly receiving harsh treatment in retaliation for the condition of Union prisoners confined at Andersonville and Charleston.<sup>18</sup>

After the war ended, Kelley returned to St. Louis and resumed work on the St. Louis Iron Mountain & Southern Railway and other public works. He became county engineer of St. Louis and chief engineer of the Vicksburg, Pensacola & Ship Island Railroad and built a narrow gauge railroad to the St. Joseph mines. Kelley married Medora Benson of St. Louis on 8 November 1870. Her father, James L. Benson, was a wealthy flour mill operator in the city. The 1880 U.S. Census found the Kelleys and their eldest daughter Neva living in St. Louis with Medora's parents and sister and two black servants.<sup>19</sup>

Like thousands of others seeking fortune and adventure, mineral wealth lured John Kelley to the Rocky Mountains. He arrived in Chaffee County in 1879, apparently drawn by the prospects of the Mary Murphy Mine

<sup>13</sup> Rodd L. Wheaton, Englewood, Colorado, email to Thomas H. Simmons and R. Laurie Simmons, 11 December 2014.

<sup>14</sup> Chaffee County Clerk and Recorder, general records, warranty deed, Book 252, Page 128, filed 8 October 1945. A note in a 1945 Chaffee County deed indicates the sequence of property owners for the property through that year as discussed in this section.

<sup>15</sup> *Buena Vista Democrat*, 23 October 1884; Stoner, "Buena Vista, Colorado." Additional support for the early date of the house appears in October 1884, when a local newspaper reported "W. J. Conover is building a residence adjacent to Col Kelley's." This dwelling still stands to the south.

<sup>16</sup> *Chaffee County Republican*, 22 February 1924, 3. McDonald owned this house in 1924. Sources sometimes misspell Kelley's name as "Kelly."

<sup>17</sup> William Hyde and Howard L. Conrad, eds., *Encyclopedia of the History of St. Louis*, Vol. 2 (St. Louis: The Southern History Co., 1899), 1162-63. An extensive 1899 profile of John G. Kelley appeared in a St. Louis publication edited by William Hyde, his brother-in-law.

<sup>18</sup> Hyde and Conrad, *Encyclopedia of the History of St. Louis*, 1163.

<sup>19</sup> John G. Kelley and Medora Benson, Missouri Marriage Records, 8 November 1870, www.ancestry.com, accessed 3 December 2014; U.S. Census Bureau, Census of Population, manuscript returns, St. Louis County, Missouri, 1880.



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near St. Elmo. Discovered in the 1870s, in 1880 the silver lode came under the ownership of a St. Louis Company in which Kelley was a stockholder. He served as general manager for the mine, putting his civil engineering training to use in developing the workings and improving access. The Mary Murphy Mine became one of the richest in Chaffee County history, producing 50 tons daily by 1890, with a net yield of \$60 a ton.<sup>20</sup> As wealth flowed from the mine, the Kelleys erected this house in Buena Vista. Local newspaper articles suggest the family split its time between Buena Vista and St. Louis, where John made frequent business trips.<sup>21</sup>

As one of the leading mining men and with his varied skills and background, Kelley quickly became popular in the Buena Vista area. In March 1884 local residents petitioned Kelley to be a candidate for the Democratic nomination for mayor of Buena Vista. He declined the offer but did serve a term as the area's state representative (1885-86), a director of the local school district (1884), member of a local pro-silver committee (1885), and member of the building committee of the local Episcopal church (1885).<sup>22</sup> Expanding his mining ventures, Kelley was an incorporator of the J.J. Consolidated Mining Co. at St. Elmo in 1887.<sup>23</sup> The Kelleys probably resided in Buena Vista through late 1888, as their younger daughter, Alice M., was born in Colorado in December of that year.<sup>24</sup>

When silver production in the area declined, the family returned to St. Louis and Mr. Kelley became secretary of a power company, and treasurer of the Missouri-Edison Electric Company. A history of the city described Kelley as "identified with the development of St. Louis in many ways."<sup>25</sup> He continued to own mining interests in Chaffee County, returning in 1898 to visit mines in the St. Elmo region.<sup>26</sup>

### Robert J. and Laura M. Coleman

In about 1888, the Kelleys sold this property to Laura Coleman, the wife of Robert J. Coleman. The Colemans resided here until 1896. Robert Coleman, a native of Missouri, came to Colorado in the early 1880s and worked as a teacher in Buena Vista by 1884.<sup>27</sup> In 1885 he became an assayer at the Mary Murphy Mining Co. at St. Elmo and in that year won the office of county superintendent of schools. A profile of the new superintendent described him as "competent, gentlemanly and with pleasing manners."<sup>28</sup> In 1890 he was appointed the agent for the Lady Murphy Mining Co.; became an organizer of the Mt. Princeton Gun Club, which laid out its grounds on a property he owned west of the town; and served on the Board of Appraisers of the Columbia Building & Loan Association in Buena Vista.<sup>29</sup> The Colemans were parents of a daughter, Estelle, and a son, Robert P. Mrs. Coleman headed the Buena Vista Ladies' Auxiliary to the Board of World's Fair Managers in 1891, helping plan Colorado's exhibit for the 1893 World's Columbian Exposition in Chicago.<sup>30</sup> The Panic of 1893 and its disastrous effect on mining in Colorado probably motivated the Colemans' sale of the house in 1896. In 1897 Robert J. Coleman's name appeared in a Buena Vista

<sup>20</sup> "Mary Murphy Mine Best Known in Area," *Mountain Mail*, undated article, Erl Ellis clipping files, Western History and Genealogy Department, Denver Public Library, Denver, Colorado.

<sup>21</sup> *Buena Vista Democrat*, 27 October 1887, 3. For example, the Kelleys left Buena Vista in late October 1887 "to spend the winter" in St. Louis.

<sup>22</sup> *Buena Vista Democrat*, 20 March 1884, 1 and 23 October 1884, 1; *Chaffee County Times*, 31 December 1885, 3; *Buena Vista Democrat*, 22 April 1885.

<sup>23</sup> *Buena Vista Democrat*, 17 November 1887, 3.

<sup>24</sup> U.S. Census Bureau, Census of Population, manuscript returns, St. Louis County, Missouri, 1900.

<sup>25</sup> Hyde and Conrad, *Encyclopedia of the History of St. Louis*, 1163.

<sup>26</sup> *Chaffee County Republican*, 11 May 1911, 8. As late as 1911 the Mary Murphy Gold Mining Company filed a Notice of Forfeiture against Kelley and his heirs for labor and improvements expended on the Old Discovery lode in the Chalk Creek Mining district.

<sup>27</sup> U.S. Census Bureau, Census of Population, Howard County, Missouri, 1880; Colorado State Census, Chaffee County, 1885; June Shaputis and Suzanne Kelly, comps. and eds., *A History of Chaffee County* (Marceline, Missouri: Walsworth Publishing Company, 1982), 72.

<sup>28</sup> *Buena Vista Democrat*, 13 January 1886, 3.

<sup>29</sup> *Buena Vista Democrat*, 2 January 1890, 3, 27 February 1890, 2, and 6 March 1890, 3.

<sup>30</sup> *Buena Vista Herald*, 22 August 1891, 3.

Kelley-McDonald House

Chaffee, Colorado

Name of Property

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Delinquent Tax List, and a Notice of Forfeiture in 1897 indicated he no longer lived in the county. By 1910, the family lived in Los Angeles, where Mr. Coleman was a mining engineer.<sup>31</sup>

### Andrew G. and Marion Wallace

Laura Coleman sold the house to Andrew C. and Marion Wallace, the *Chaffee County Republican* reporting in March 1896: "Andrew Wallace has recently become the owner of the R.J. Coleman residence, a very desirable property."<sup>32</sup> The Wallaces owned the house until 1911. Andrew Crawford Wallace, born in September 1870 in Michigan, was cashier of the Bank of Buena Vista. In 1895 he married Marion Brown, daughter of Morse V. Brown, who operated a mercantile in town. Marion was born in Burlington, Kansas, in 1873. J.M. Bonney, also of the bank, served as best man at the wedding; Bonney's wife Eugenia was Marion Wallace's sister.<sup>33</sup>

In May 1896, the *Chaffee County Republican* noted: "Andrew Wallace has been embellishing the home place in handsome style," but provided no additional details.<sup>34</sup> The 1900 U.S. Census listed the Wallaces on Pleasant Avenue, with one child, Andrew C. Wallace, Jr., an infant.<sup>35</sup> Andrew Wallace continued working at the bank, serving as cashier in 1900. In February 1907 the state bank became the First National Bank of Buena Vista with Wallace as president.<sup>36</sup> In 1911, Andrew C. Wallace, Sr., sold the house to Josiah M. Bonney, his banking colleague and brother-in-law. The Wallaces divorced, and at the time of the 1920 U.S. Census Mrs. Wallace and the children were living with her father in Buena Vista. She went on to serve as Chaffee County Superintendent of Schools from 1922 until 1930 and taught in the Buena Vista schools from 1935 until 1943.<sup>37</sup>

Josiah M. Bonney, the new owner of the house, served as cashier of the First National Bank of Buena Vista and later as its president. He and his wife, Eugenia, never lived in this house, residing in an 1883 National Register-listed Carpenter Gothic dwelling a few blocks to the north.<sup>38</sup>

### Rice E. and Grace W. McDonald

Rice E. and Grace W. McDonald began living in the house in 1914 and it remained in their family until 1981. Born in Nebraska in 1888, Rice Everett McDonald came to Buena Vista with his parents and siblings when he was in grade school. His father, Donald McDonald, was a railroad section foreman. After graduating from high school, Rice McDonald worked as a bookkeeper and then cashier at the First National Bank of Buena Vista. His future wife, Grace Ash Woodbury McDonald (1891-1979) moved to Colorado from Kansas as a girl with her mother and two siblings. Her mother was divorced and "the little family lived through very hard times in Denver and Boulder."<sup>39</sup> Grace's family moved to Buena Vista for a year when she was in eighth grade, and she first met Rice McDonald at a party there. The family returned to Boulder, where Grace graduated from high school. She then took classes at Boulder Chautauqua and taught school in the mountains near Boulder and for a year in Greeley.

Rice McDonald and Grace Ash Woodbury married in Boulder in 1913. The couple moved to Buena Vista via the Colorado Midland Railroad, which also carried their wedding gifts (see Figure 3). They first lived at a house on San Juan Avenue before moving to South Pleasant Avenue the following year. As noted in *A History of Chaffee County*, "...In 1914, they started purchase of the fine home at 108 South Pleasant Avenue."<sup>40</sup> The

<sup>31</sup> *Chaffee County Republican*, 21 April 1897, 2; U.S. Census Bureau, Census of Population, Los Angeles County, California, 1910.

<sup>32</sup> *Chaffee County Republican*, 18 March 1896, 3.

<sup>33</sup> *Chaffee County Republican*, 9 October 1895, 3.

<sup>34</sup> *Chaffee County Republican*, 27 May 1896, 3.

<sup>35</sup> The 1900 and 1910 Censuses provided street names but no house numbers. Presumably, the Wallaces were in this house. The couple later had a second son, George M., and a daughter, Juliet E.

<sup>36</sup> *Colorado Republican* (Buena Vista), 21 February 1907, 8, and 4 July 1907, 7.

<sup>37</sup> *Mountain Mail* (Salida, Colorado), 6 December 1961.

<sup>38</sup> The Bonney McDonald Sayre, "Josiah and Eugenia Brown Bonney," 175, in Shaputis and Kelly, *A History of Chaffee County*. Bonney house is listed in the National Register (5CF.177, NRIS 94001469, listed 19 December 1994).

<sup>39</sup> Bonney McDonald Sayre, "McDonald Family," in Shaputis and Kelly, *A History of Chaffee County*, 223.

<sup>40</sup> Sayre, "McDonald Family," 223; Sayre fax to Hicks, 1995. The formal transfer to the McDonalds came in April 1915.

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McDonalds became parents of one child, daughter Bonney M. McDonald, born in this house in 1916.<sup>41</sup> She recalled the house had a ditch in front along Pleasant Avenue, with a walk across the ditch and two hitching posts: "one just a wooden post with a hole in it for tying the reins, the other a beauty of petrified wood."<sup>42</sup>

According to Bonney McDonald Sayre, "the Josiah Bonneys included the McDonalds in their social swing, and there was quite a social whirl."<sup>43</sup> Grace McDonald hosted what she called "herd parties" in the afternoon, "when all of the women in town came for a superb luncheon and auction bridge games (there were bridge tables all over the dining room, living room, and large front hall)."<sup>44</sup> In 1929 the family suffered a severe financial reverse when the First National Bank went out of business as a result of the Great Depression. By 1930 Rice McDonald was the proprietor of a transfer company and Grace McDonald worked as a laundress from home. In 1940 Mr. McDonald worked as a cashier for the state tax department and Mrs. McDonald was employed by the county. They valued their house at \$1,600 in 1940, down from \$3,000 in 1930.<sup>45</sup>

When Rice McDonald died in October 1944 his obituary described him as "one of the best known of all of Buena Vista's citizens, having spent practically all of his 56 years here, where he was a banker for many years. He was always active in all civic affairs, and had as close friends the entire population of this area."<sup>46</sup> After his death, his wife and daughter jointly owned the property. Bonney McDonald graduated from the University of Colorado and Western State Teachers College in Gunnison, becoming a teacher in Telluride. In 1938, she married mining engineer Robert H. Sayre, Jr. Grace McDonald continued to reside in the house and worked for the Chaffee County Social Services Department for many years. In 1978 Bonney McDonald Sayre completed a Colorado State Inventory Form for this house, providing details of its history (see Figure 4). Grace McDonald passed away on 2 January 1979, and her daughter sold the property in 1981.<sup>47</sup>

### Later Owners

Chaffee County Assessor records indicate a number of owners in the 1981-94 period: James and Cindy Asher, John E. and Kathleen A. Burton, Richard F. Couch, Buena Vista Diversified, Government National Mortgage Association, and the Secretary of Housing and Urban Development. In 1994 the current owner, Mildred B. Hicks, acquired the property (see Figures 5 and 6). Her parents, Monte A. and Winnifred M. Burlson, farmed in the vicinity of Buena Vista. She was born in 1914 and graduated from Buena Vista High School. While growing up she was familiar with this house and the McDonald family. After her marriage to James D. Hicks, the couple followed his career and resided in many locations throughout the country. They were living in Durango, Colorado, when he passed away in 1967. When this house became available in 1994, Mrs. Hicks took advantage of the opportunity to return to her hometown. The house remains her principal residence, but she lives part of the year with her daughter and son-in-law, Debra and Dick Bahr, in Boise, Idaho.

<sup>41</sup> She was named in honor of the Bonney family.

<sup>42</sup> Sayre, "McDonald Family," 223. The ditch and associated features are no longer extant.

<sup>43</sup> Sayre, "McDonald Family," 223.

<sup>44</sup> Sayre, "McDonald Family," 223.

<sup>45</sup> U.S. Census Bureau, Census of Population, manuscript returns, Chaffee County, Colorado, 1920 through 1940; Shaputis and Kelly, *A History of Chaffee County*, 267.

<sup>46</sup> *Chaffee County Republican*, 20 October 1944, 1.

<sup>47</sup> Grace Woodbury McDonald (1891-1979), [www.findagrave.com](http://www.findagrave.com), accessed 19 October 2012; Bonney McDonald Sayre obituary, *Daily Sentinel* (Grand Junction, Colorado), 29 July 2012, accessed 19 October 2012; Mrs. Robert H. Sayre, "Mrs. R.E. McDonald Family Home," State Inventory form, 5CF.502, 24 February 1978, in the files of Colorado Office of Archaeology and Historic Preservation, Denver, Colorado; Chaffee County Clerk and Recorder, general records, Salida, Colorado.

Kelley-McDonald House  
Name of Property

Chaffee, Colorado  
County and State

**9. Major Bibliographical References**

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

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 Sayre, Mrs. Robert H. "Mrs. R.E. McDonald Family Home." State Inventory form, 5CF.502, 24 February 1978. Colorado Office of Archaeology and Historic Preservation, Denver, Colorado.  
 Shaputis, June and Suzanne Kelly, comps. and eds. *A History of Chaffee County*. Marceline, Missouri: Walsworth Publishing Company, 1982.  
 Stoner, J.J. "Buena Vista, Colorado." Bird's eye view map. Madison, Wisconsin: J.J. Stoner, 1882.  
 U.S. Census Bureau. Census of Population. Chaffee County, Colorado. Manuscript returns, 1880-1940.  
 \_\_\_\_\_. Census of Population. St. Louis County, Missouri. Manuscript returns, 1880 and 1900.  
 Wheaton, Rodd L., Englewood, Colorado. Email to Thomas H. Simmons and R. Laurie Simmons. 11 December 2014.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Historic Resources Survey Number (if assigned):

5CF.502

Kelley-McDonald House  
Name of Property

Chaffee, Colorado  
County and State

**10. Geographical Data**

**Acreeage of Property** Less than 1

**Provide latitude/longitude coordinates OR UTM coordinates.**  
(Place additional coordinates on a continuation page.)

**Latitude/Longitude Coordinates**

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

1	<u>38.839971</u> Latitude:	<u>-106.137393</u> Longitude:	3	<u>                    </u> Latitude:	<u>                    </u> Longitude:
2	<u>                    </u> Latitude:	<u>                    </u> Longitude:	4	<u>                    </u> Latitude:	<u>                    </u> Longitude:

**OR**

**UTM References**

           NAD 1927 or X NAD 1983

1	<u>13</u> Zone	<u>401288</u> Easting	<u>4299633</u> Northing	3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
2	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing	4	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The nominated area, shown on the included to-scale map, comprises part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 14 South, Range 78 West, Town of Buena Vista, Chaffee County, Colorado, more particularly described as follows: Beginning at a point in the west line of Pleasant Avenue in the Town of Buena Vista, 75 feet in a southerly direction from the point of intersection of the south lien of Main Street in the said Town of Buena Vista and said west line of Pleasant Avenue. Thence S 69°30' W parallel with said Main Street a distance of 178.66 feet. Thence in a southerly direction parallel with the west line of Pleasant Avenue a distance of 75 feet. Thence S 69°30' W parallel with Main Street a distance of 1.34 feet. Thence in a southerly direction and at right angles with the line of Main Street a distance of 10 feet. Thence N 69°30' E parallel with Main Street a distance of 176 feet to a point in the west line of Pleasant Avenue. Thence in a northerly direction along the said west line of Pleasant Avenue a distance of 85.7 feet to the place of beginning.

**Boundary Justification** (explain why the boundaries were selected)

The boundary includes the entire parcel historically associated with the house and its grounds.

**11. Form Prepared By**

name/title R. Laurie Simmons and Thomas H. Simmons, Historians (for property owner)

organization Front Range Research Associates, Inc. date 15 December 2014 (Revised)

street & number 3635 W. 46<sup>th</sup> Avenue telephone 303-477-7597

city or town Denver state CO zip code 80211

e-mail frraden@msn.com website www.frhistory.com

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



Kelley-McDonald House  
Name of Property

Chaffee, Colorado  
County and State

name Mildred B. Hicks  
street & number P.O. Box 1355 telephone \_\_\_\_\_  
city or town Buena Vista state CO zip code 81211

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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### Additional Documentation

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Submit the following items with the completed form:

#### Photographs

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

#### Photograph Log

Name of Property: Kelley-McDonald House  
City or Vicinity: Buena Vista  
County: Chaffee State: Colorado  
Photographer: Thomas H. Simmons  
Date Photographed: August 2012 and September 2014

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

- 1 of 13, view southwest, house and grounds from northeast corner of property, September 2014.
- 2 of 13, view west, house and grounds from southeast corner of property, August 2012.
- 3 of 13, view west-southwest, front gate and sidewalk, September 2014.
- 4 of 13, view west-southwest, front (east), September 2014.
- 5 of 13, view west-southwest, front gable detail, September 2014.
- 6 of 13, view northwest, front and south wall, September 2014.
- 7 of 13, view north-northeast, south wall and rear (west), September 2014.
- 8 of 13, view east-northeast, rear (west), August 2012.
- 9 of 13, view southeast, rear (west) and north wall, September 2014.
- 10 of 13, view southwest, north wall and front (east), September 2014.
- 11 of 13, view west-southwest, front hall and stair to second story from entrance, September 2014.
- 12 of 13, view north-northwest, built-in china cabinet in dining room (behind the right blind cupboard is a brick chimney), September 2014.
- 13 of 13, view southwest, barn/garage, front (east) and north wall, September 2014.

Kelley-McDonald House

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### Historic Figure Log

1 of 6, This extract of the 1882 bird's-eye-view map of Buena Vista shows the Kelley House (arrow) just south of the Flowers House on South Pleasant Avenue. West Main Street is the street extending upward from the lower right corner of the image. Only the front portion of the second story is shown. Courtesy of Library of Congress, J.J. Stoner, "Bird's Eye View of Buena Vista, Colo., County Seat of Chaffee County, 1882" (Madison, Wisconsin: J.J. Stoner, 1882).

2 of 6, This undated (probably pre-1900) southwest view shows the Kelley-McDonald House at the center, with the 1884 Conover House at the far left and the Flowers House to the right. The latter house burned in 1985. Courtesy of Eva Flowers, Buena Vista, Colorado.

3 of 6, Longtime owners Rice and Grace McDonald are shown on their wedding day in 1913. They moved into the house in 1914 and it remained in the family until 1981. Grace lived here until her death in 1979. Courtesy of Buena Vista Heritage, Buena Vista, Colorado, Bonney McDonald Sayre photograph.

4 of 6, These 1978 survey form images show the south (left) and front (right) walls of the house. Owner Grace McDonald appears in both views. The large blue spruce trees in the right image are no longer present. Courtesy of History Colorado, Denver, Colorado, Bonney McDonald Sayre, 108 S. Pleasant Avenue, Buena Vista, Colorado, survey form, 5CF.502, photographs 1978.

5 of 6, This 1994 Assessor appraisal card photograph (view west) shows the front of the house with part of its decorative fence in the foreground. Courtesy of Chaffee County Assessor, Salida, Colorado, 2 November 1994, photograph.

6 of 6, The barn/garage at the southwest corner of the property is shown in this 1997 Assessor photograph (view southwest). Courtesy of Chaffee County Assessor, Salida, Colorado, 23 October 1997 photograph.

Kelley-McDonald House

Chaffee, Colorado

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### Figures

#### Location Map from Google Earth

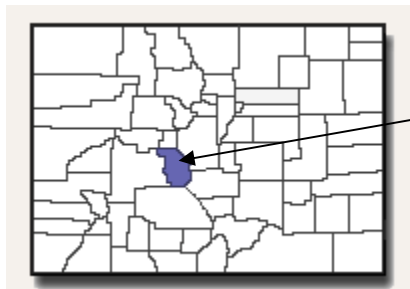


The labeled box indicates the location of the nominated resource which has the following coordinates:

Latitude: 38.839971

Longitude: -106.137393

Image Date: 27 September 2013



State perspective:  
Kelley-McDonald  
House



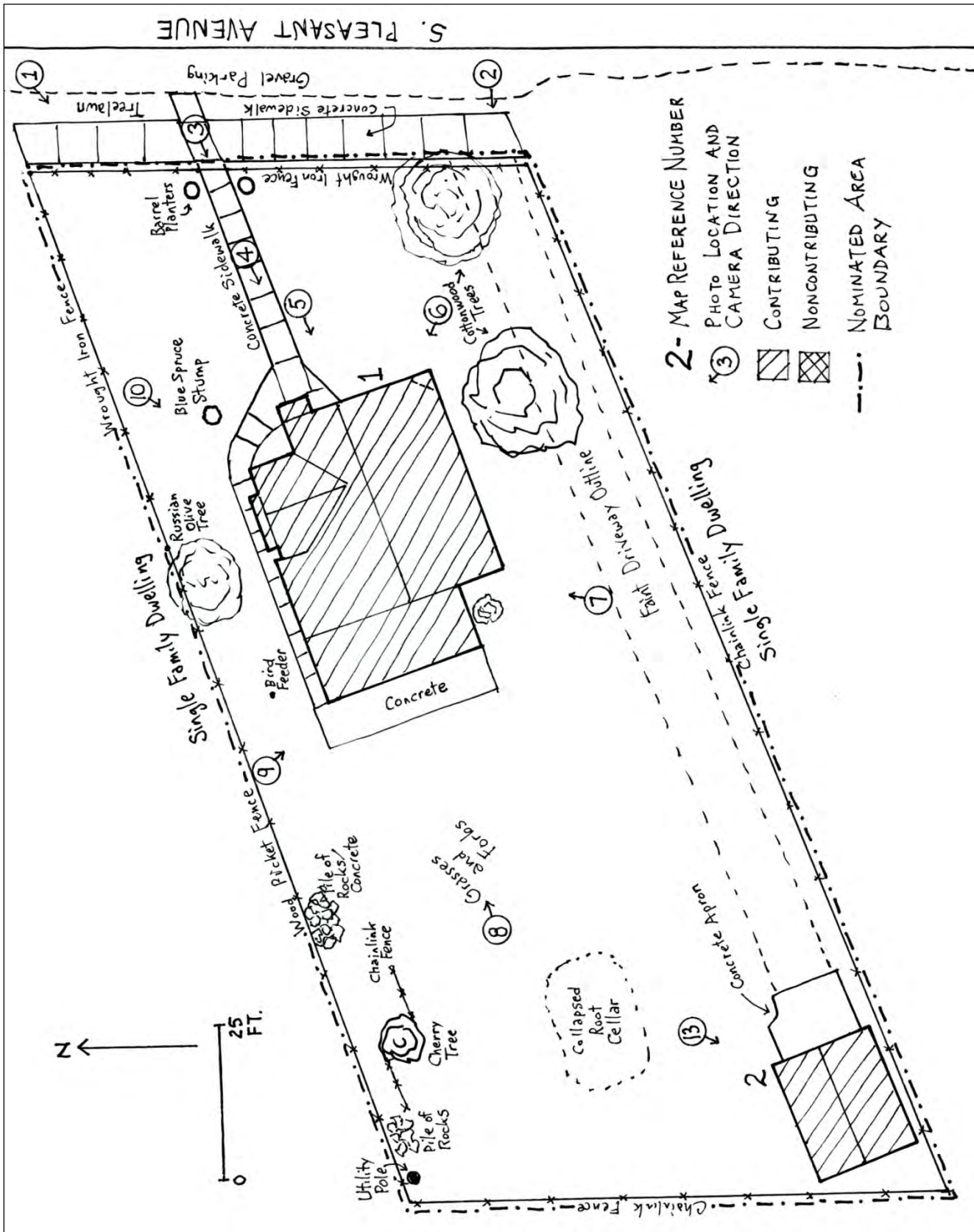
Kelley-McDonald House

Chaffee, Colorado

Name of Property

County and State

Sketch Map



Kelley-McDonald House

Name of Property

Chaffee, Colorado

County and State

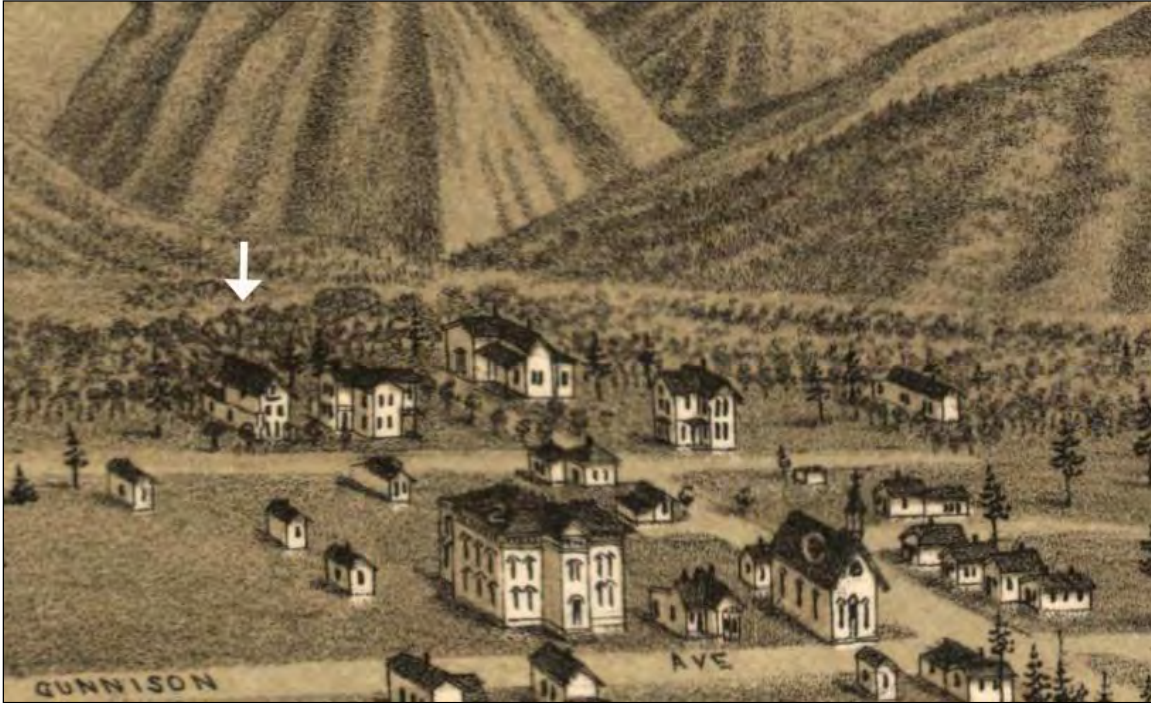


Figure 1. This extract of the 1882 bird's-eye-view map of Buena Vista shows the Kelley House (arrow) just south of the Flowers House on South Pleasant Avenue. West Main Street is the street extending upward from the lower right corner of the image. Only the front portion of the second story is shown. Courtesy of Library of Congress, J.J. Stoner, "Bird's Eye View of Buena Vista, Colo., County Seat of Chaffee County, 1882" (Madison, Wisconsin: J.J. Stoner, 1882).



Kelley-McDonald House

Name of Property

Chaffee, Colorado

County and State



Figure 2. This undated (probably pre-1900) southwest view shows the Kelley-McDonald House at the center, with the 1884 Conover House at the far left and the Flowers House to the right. The latter house burned in 1985. Courtesy of Eva Flowers, Buena Vista, Colorado.



Figure 3. Longtime owners Rice and Grace McDonald are shown on their wedding day in 1913. They moved into the house in 1914 and it remained in the family until 1981. Grace lived here until her death in 1979. Courtesy of Buena Vista Heritage, Buena Vista, Colorado, Bonney McDonald Sayre photograph.

Kelley-McDonald House

Name of Property

Chaffee, Colorado

County and State



Figure 4. These 1978 survey form images show the south (left) and front (right) walls of the house. Owner Grace McDonald appears in both views. The large blue spruce trees in the right image are no longer present. Courtesy of History Colorado, Denver, Colorado, Bonney McDonald Sayre, 108 S. Pleasant Avenue, Buena Vista, Colorado, survey form, 5CF.502, photographs 1978.

Kelley-McDonald House

Name of Property

Chaffee, Colorado

County and State



Figure 5. This 1994 Assessor appraisal card photograph (view west) shows the front of the house with part of its decorative fence in the foreground. Courtesy of Chaffee County Assessor, Salida, Colorado, 2 November 1994, photograph.



Figure 6. The barn/garage at the southwest corner of the property is shown in this 1997 Assessor photograph (view southwest). Courtesy of Chaffee County Assessor, Salida, Colorado, 23 October 1997 photograph.

















Small window in the gable.

108

























108





A man in a light blue polo shirt and dark pants standing on the wooden staircase.



THE F...  
GYPSY LOVE SONG  
HARRY B. SMITH  
VICTOR HERBERT  
BROWN JUG BOOGIE











LOCKSMITH



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kelley--McDonald House

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Chaffee

DATE RECEIVED: 6/12/15      DATE OF PENDING LIST: 7/07/15  
DATE OF 16TH DAY: 7/22/15      DATE OF 45TH DAY: 7/28/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000462

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7-27-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



HISTORY *Colorado*

RECEIVED 2280

JUN 12 2015

Nat. Register of Historic Places  
National Park Service

June 11, 2015

Mr. J. Paul Loether  
Deputy Keeper and Chief, NR and NHL Programs  
National Register of Historic Places  
1201 Eye Street, NW, 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Kelley-McDonald House (5CF.502) in Chaffee County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on May 15, 2015. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination for the Kelley-McDonald House to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us).

Sincerely,

Erika Warzel  
National and State Register Historian  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures

CDs (2)  
Signature Page

[WWW.HISTORYCOLORADO.ORG](http://WWW.HISTORYCOLORADO.ORG)

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203