

SHF

SAB
G/HP

Architectural Inventory Form

Official Eligibility Determination
(for OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
 - Determined Not Eligible - National Register
 - Determined Eligible - State Register
 - Determined Not Eligible - State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible NR District

I. Identification

1. Resource number: 5HN68.45
2. Temporary resource number: 57
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Weinberg Building
6. Current building name: Women's Club Building
7. Building address: 219 Silver Street, Lake City, CO 81235
8. Owner name and address: Pioneer Jubilee Women's Club, P.O. Box 41 , Lake City CO 81235

II. Geographic Information

9. P.M. ~~6th~~ ^{NM} Township 44N Range 4W ~~SW4~~ ^{SE4} of ~~SE4~~ ^{SW} of SW4 of Section 27
10. UTM reference
Zone 13 ~~296630~~ ⁵ mE ~~4211300~~ ²⁸⁷ mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 57 Lot(s): 7 Legal:
Addition: _____ Year of Addition: _____
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 1500 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: False front
19. Roof material: Asphalt
20. Special features: Decorative cornice
21. General architectural description:
One-story, front-gabled frame building with false-front facade. Metal roof. Side walls are clad in wide horizontal siding. False front is clad in clapboards; has a bracketed cornice. Façade has centered recessed entrance with solid door with oval light; transom above. Façade has large, fixed-sash 9-lite windows framed by paneled square supports with capital; kickplates below. Boardwalk in front. Long, gabled addition on rear, clad in wide horizontal siding; has entrance with paneled and glazed door.
22. Architectural style/Building type: False Front Commercial
23. Landscaping or special setting:

24. Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1876 Source of info: Hinsdale County tax rolls, 1877-1983

26. Architect: Unknown Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Billy Clark and Bob Monteith Source of info: Hinsdale County tax rolls, 1877-1883

29. Construction history (major additions, alterations, demolitions):

The building received extensive restoration, including a reconstruction of the exterior front elevation in 1986/87 with nine double-pane, three over three show windows on either side of a recessed doorway. The double doors are non-original and the 1986/87 cornice, with scrolled wooden brackets, is a faithful reproduction of the original deteriorated cornice which was removed as part of the 1949 remodel. A second major construction project in 1991 replaced the gabled roof and north wall of the structure. Siding; metal roof.

30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Bar

32. Intermediate use(s): Post office, specialty store (barbershop), meeting hall

33. Current use(s): Meeting hall, specialty store

34. Site type(s):

35. Historical background:

The Women's Club Building represents the south end unit of a three-building commercial block dating to 1876. Unlike its two neighboring units to the north, 221 and 223 Silver, which were traditionally used as clothing and boot and shoe stores, 219 Silver has been utilized for the widest extent of business uses in its 125-plus year history, ranging from saloon to post office, women's club building, museum, and medical clinic.

The 25'-wide false front is now a separate detached structure as the result of a 1949 remodeling which removed a small in-fill commercial building which was formerly wedged between 219 Silver and its extant neighbor to the north, 221 Silver. The Women's Club Building also received extensive restoration, including a complete replication of the exterior front elevation in 1986/87 with nine double-pane, three over three show windows on either side of a recessed doorway. The double doors are non-original and the 1986/87 cornice, with scrolled wooden brackets, is a faithful reproduction of the original deteriorated cornice which was removed as part of the 1949 remodel. A second major construction project in 1991 replaced the gabled roof and north wall of the structure.

Following completion in 1876, 219 Silver was first occupied as a saloon by the venerable firm Clark & Monteith. The firm was assessed for property and capital improvements valued at \$1,100 in 1877. Billy Clark and Bob Monteith, opened their second Lake City saloon on Silver Street in August, 1875, and utilized a variety of downtown buildings for saloon purposes in the latter 1870s. By 1879 Billy Clark was the sole proprietor of Billy's Place, a Third Street saloon which was the location of the start of the "Great Fire" of November, 1879, which burned a majority of the buildings on the south half of Block 55.

Ownership of 219 Silver reverted to Rich & Gebert from 1878 through 1880; Moritz Rich was original owner of the remainder of the business block, while John Gebert was a sawmill operator whose firm was probably responsible for furnishing the frame building materials used in the block's construction. While owned by Rich & Gebert, the building continued to be used for saloon purposes. Weinberg & Co., a wholesale liquor concern moved into the building in July, 1877, and by 1880 had opened a public saloon called the "Delmonico" which featured two billiard tables and nattily-dressed waiters in white shirts, ties and vests. Dave Lowenstein was next in line starting in 1882 with a stock of liquors and cigars, followed by Al. Forest "with one of the finest suite of billiard parlors to be found in San Juan" in 1889.

The structure underwent a fundamental change of use later in 1889 when Lake City Postmaster Edwin H. Biggers remodeled the interior for use as Lake City's Post Office. A reminder the building's days as a

post office is recalled in a crudely carved letter slot which remains in a lower wood panel within the recessed entryway. Postmaster Bigger's tenure with the post office was of considerably less duration: in 1891 he was removed from office and jailed after being convicted of embezzling \$1,200 from the government.

The departure of the post office in 1891 began the building's lengthy association with Charles Forberg's barbershop. Charles Forberg (1849-1923) migrated from Germany to Illinois as a youth. In his 20s, he moved successively to Central City, Colorado in 1876 and in 1877 to Lake City where he was associated with the barber business until retirement in the 1917. In 1886 he married Amelia Maurer, sister of Lake City's pioneer jeweler, John Maurer. Following retirement, he returned to Collinsville, Illinois, where he died in 1923.

Forberg's Pioneer Barber Shop was located in smaller quarters at 225 Silver from 1877 until 1892 when he moved to this location, 219 Silver. He continued here until 1901 when he acquired the Lawler barber shop and relocated to a frame building on the opposite side of Silver Street. He returned to 219 Silver late in 1904 and continued in business at this location until 1917 when he quit business. In addition to a barber shop and hair dressing, Forberg also offered a public bathing establishing, noting in 1904 that baths for ladies could be reserved on short notice.

Following Forberg's retirement, the building was intermittently used by two other barbers, Ezra B. Fulks beginning in 1918, and William Vekerotas who bought the building in 1922. Vekerotas stabilized the southwest side of the structure, which had settled badly, and installed a new floor for use by a barberchair, bath, and pool table. Vekerotas continued in the barbershop business until 1926. Neighbors of Woodcraft Lodge acquired the property in 1930 and that organization was in turn succeeded by the Ladies Aid Society. Women's Club members under the direction of president Ellen MacLaughlin Wells took part in the national "Build a Better Community" contest during the fall of 1949. As their contest effort, the women enlisted their spouses for a thorough renovation of 219 Silver, by that date described as one of Lake City's oldest and most dilapidated structures. The building, according to a December, 1949, news correspondent, "has been an eyesore to the town for years. Club members selected it to make their project one of real improvement to the community."

Although apparently of frame construction, close inspection of the three buildings reveals thick adobe side and rear walls on 223 and 221 Silver, and hewn log walls on 219 Silver. Later rear additions on both 223 and 221 Silver were of brick. As originally constructed, an approximate 7' gap between 221 and 219 Silver was filled with a small false-front commercial structure which was historically used as a physician's office.

The in-fill building was apparently of inferior construction in comparison to its neighbors to the north and south, although uniformity was achieved with a continuation of the same cornice (without brackets) and clapboard false-front. The 7' in-fill building had a single, non-recessed doorway abutting boardwalk and smaller two-over-two show window which was not aligned with its neighbors. Unlike adjoining buildings at 223 and 221 Silver, both of which have gable roofs behind the false-fronts, the 7' in-fill building apparently had a sloping flat roof shedding water toward the rear of the lot. It historically had problems with drainage and was in such poor condition by 1949 that it was entirely removed as part of the renovation of 219 Silver.

In an era before historic preservation was even recognized as a concept, the 1949 Lake City Ladies Aid project undoubtedly preserved a building which was otherwise ripe for demolition and would not have survived. The project resulted in a stabilization and straightening of the building, in the process removing the old cornice and demolishing the in-fill commercial structure to the immediate north. The reconditioned building was occupied by the women's club as a meeting room beginning in 1950. In addition to their regular meetings, the club also installed a library in the building and for a short time operated an historical museum in different parts of the structure.

True to their benevolent, public-spirited mandate, Pioneer Jubilee Women's Club, the successor to Lake City Ladies Aid, was approached in 1975 when volunteers wished to establish a small medical clinic in Lake City. The effort was successful, due in large part to the women's club who allowed Lake City Area Medical Clinic free use of the front portion of the building. Prior to opening the clinic in July, 1975, community volunteers remodeled rooms in the front portion of the building for reception area, doctor's office and examining room. Lake City Area Medical Center grew and expanded from its Silver Street location, remaining in the Women's Club Building until 1992 when it relocated to enlarged quarters on Henson Street. Pioneer Jubilee Women's Club then remodeled the front portion, removing partitioned rooms from its medical center use into a single commercial space, which was been rented to Jim and

June Gray's Mountain Memories gift store, 1992 - 2003.

36. Sources of information:

Hinsdale County tax rolls, 1877-1883; Lake City SILVER WORLD, Sat., July 7, 1877, page 3, Sat., March 6, 1880, page 3 Thurs., October 17, 1918, page 3, Thurs., July 13, 1922, page 3, Thurs., December 28, 1922, page 3, Thurs., May 3, 1923, page 3, Thurs., September 16, 1926, page 3; Lake City MINING REGISTER, Fri., March 24, 1882, page 3; Hinsdale PHONOGRAPH, Fri., January 4, 1889, page 4, Sat., June 8, 1889, page 4; Lake City TIMES, Thurs., June 11, 1891, page 4, Thurs., June 6, 1901, page 3, Thurs., April 21, 1904, page 3, Thurs., March 1, 1906, page 3, Thurs., December 27, 1906, page 2; Gunnison NEWS-CHAMPION, Thurs., June 19, 1930, page 6, Thurs., October 6, 1949, page 11, Thurs., October 20, 1949, page 4, Thurs., December 8, 1949, page 4; Gunnison NEWS-CHAMPION-GLOBE, Thurs., August 7, 1975, page 5; Rocky Mountain NEWS, Sat., March 22, 1975, page 120.

VI. Significance

37. Local landmark: Yes No Date of design.: _____ Design. authority: _____

Within Lake City Historic District (local historic district)

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory
- Qualifies under Criteria Considerations A through G
- Does not meet any of the above National Register criteria

39. Area(s) of significance: Social history, architecture

40. Period of significance: 1876 -1952

41. Level of significance: National State Local

42. Statement of significance:

This building is associated with settlement and development of Lake City during the late 1800s mining era. It has experienced a series of uses including a saloon, liquor store, barbershop, and post office. In 1949, the Pioneer Jubilee Women's Club acquired the building. Under their ownership the building contained, at various times, a small library, museum exhibits, and medical offices.

The property is a slightly altered representative of the false front building constructed during Lake City's initial 1876 - 1878 boom, as reflected in its false-front façade, bracketed cornice, and large display windows. The 219 - 227 block of Silver Street is the most intact collection of 1870s false front commercial buildings on the Western Slope.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this building is slightly altered by the rear additions and by wide siding applied to the side walls. Reconstruction of the storefront returned the building to its 1870s appearance.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss _____

If there is National Register district potential, is this building Contributing Noncontributing

46. If the building is in an existing National Register district is it? Contributing Noncontributing
(Lake City National Historic District)

VIII. Recording Information

47. Photograph numbers: Roll 12, frames 5, 6, 24 Negatives filed at: Lake City Town Hall

48. Report title: 2003 Architectural Survey of Lake City, Colorado

49. Date(s): September 2002 - June 2003

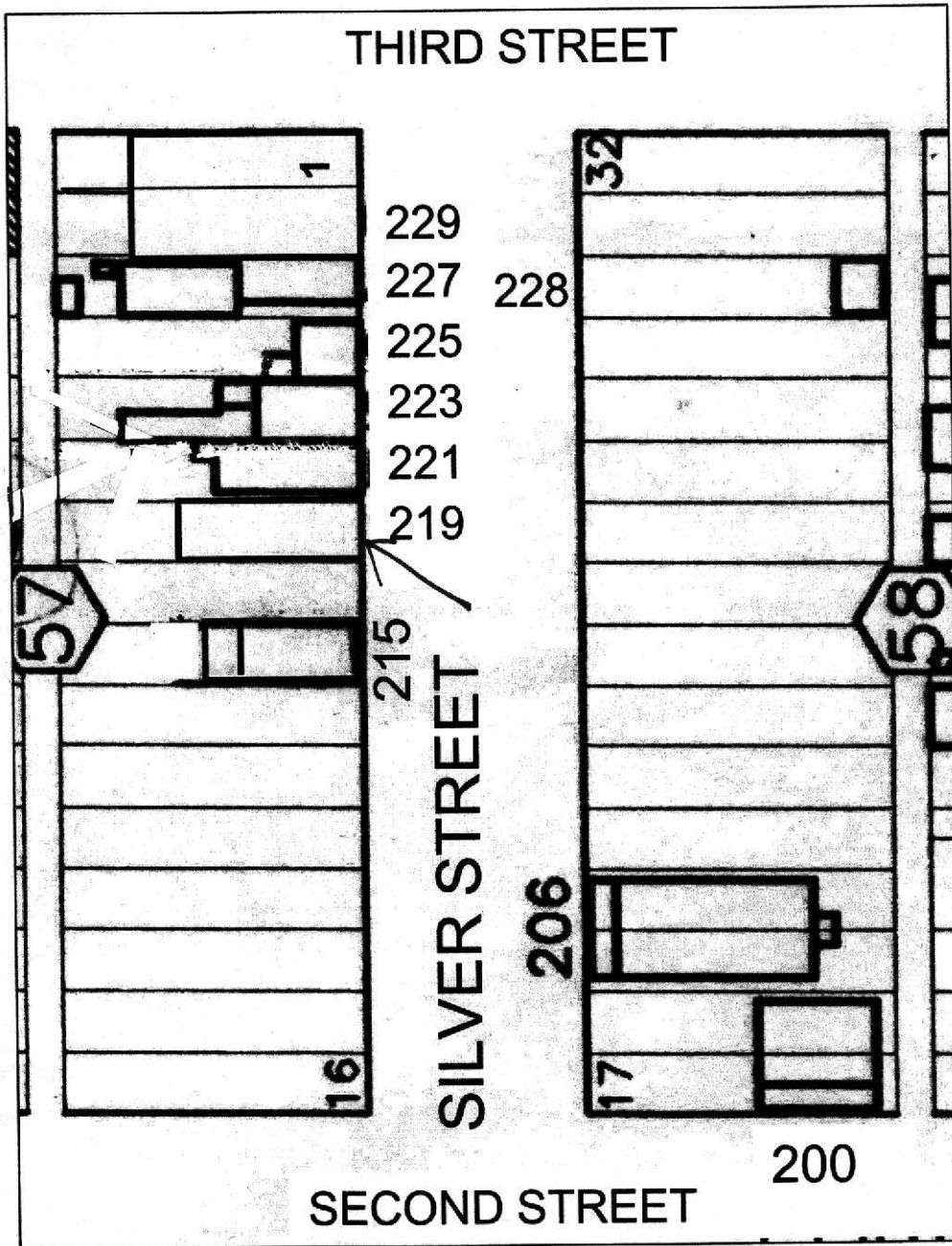
50. Recorders Cathleen M. Norman and Grant E. Houston

51. Organization: Town of Lake City

52. Address: 230 Bluff Street, Lake City CO 81235 53. Phone no. (970) 944-2333

Colorado Historical Society - Office of Archaeology and Historic Preservation
1300 Broadway, Denver CO 80203 (303) 866-3395

NOT TO SCALE



5HN68.45

219 Silver Street



SHN.68.45

9/2002



5HN.68.45
9/2002

