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# 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: 5HN68.217
2. Temporary resource number: 213
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Hinsdale County Sheriff's Office~~ *Gaines Cabin ~ Manley Cabin ~ Carl Residence*
6. Current building name: *311 Hinsdale County Sheriff's Office ~ Roger Coursey Memorial Building*
7. Building address: ~~313~~ Henson Street, Lake City, CO 81235
8. Owner name and address: Hinsdale County Sheriff Department, P.O. Box 277, Lake City CO 81235

## II. Geographic Information

County Property No.: RTax exempt

9. P.M. *6th NM* Township 44N Range 4W NW4 of SE4 of SE4 of SW4 of Section 27
10. UTM reference  
Zone 13 296880<sup>3</sup> mE 4211330<sup>1</sup> mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 54 Lot(s): 10-11 Legal:  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 800 square feet
16. Number of stories: 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: ~~Front~~ *Cross* gabled
19. Roof material: Metal
20. Special features: Porch
21. General architectural description:  
One-story, front-gabled frame building. Metal roof; walls clad in horizontal wood siding. Shed-roofed entry porch on northeast corner has square posts shelters entrance with 6-lite storm door. North elevation has long, shallow gabled entry porch with gable end clad in horizontal wood siding and "Roger Coursey Memorial Building" sign; porch shelters two entrances with similar doors. Porch has concrete stoop and is accessed by long, shallow ADA ramp with metal tube railing. Windows are 6-over-6. Gabled section on west has gabled vestibule. Concrete foundation covered in horizontal wood siding.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:  
315 Henson Street, 319 Henson Street

#### IV. Architectural History

25. Date of construction Estimate: 1902 Actual: \_\_\_\_\_ Source of info: Lake City TIMES, Thurs., February 13, 1902, page 3.
26. Architect: None Source of info:
27. Builder/contractor: Daniel Gaines Source of info: Lake City TIMES, Thurs., February 13, 1902, page 3.
28. Original owner: Daniel Gaines Source of info: Lake City TIMES, Thurs., February 13, 1902, page 3.
29. Construction history (major additions, alterations, demolitions):  
Large frame addition built in 1994 - 1995. *ADA ramp; metal roof*
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Cabin
32. Intermediate use(s):
33. Current use(s): Government office
34. Site type(s):
35. Historical background:

Daniel Gaines (1850-1907) was an old Lake City miner and prospector who worked tirelessly to promote mining ventures at Capitol City and upper Henson Creek. He was found dead at the Chicago Tunnel above Rose's Cabin in February, 1907. A few years earlier, Gaines had determined to spend more time in Lake City and in February, 1902, built a small log cabin on lots between Hinsdale County Courthouse and the J.B. Michaels property. Following Gaines' death, the Lake City cabin was inherited by a half-brother, J.W. Livermore, and used as an occasional rental. Hinsdale County Clerk & Recorder Frank Manley moved into the "Dan Gaines Summer Bungalow" in May, 1908. Manley suffered from consumption and committed suicide in the cabin in July, 1912.

The Gaines cabin forms the western portion of the present Coursey Annex. The cabin was successively enlarged and sided with horizontal wood siding, first during the time it was owned and used as a residence by Tom and Kerry Carl in the mid-1970s, and in 1994 after being acquired by Hinsdale County. Hinsdale Commissioners bought the property to ease crowded office conditions at Hinsdale County Courthouse and to provide a much-needed headquarters for Hinsdale County Sheriff's Dept. The sheriff occupied an alley office at the rear of the Armory (230 Bluff) from the mid-1950s until 1994. Hinsdale Commissioner Flyn Mangum supervised work on construction of Coursey Annex, which was preceded in fall, 1994, by demolition of a small frame bedroom addition. Work was completed on the addition in 1995, providing increased office for Hinsdale County Sheriff's Dept. and a ground-floor meeting room for Hinsdale County Commissioners. Offices in the former Gaines cabin, together with a 1970s frame addition to the west, were assigned to Hinsdale County Administrator and the county's building inspector.

36. Sources of information:  
Lake City TIMES, Thurs., February 13, 1902, page 3, Thurs., February 27, 1908, page 3, Thurs., May 7, 1908, page 3; CEMETERIES OF HINSDALE COUNTY, COLORADO, 1874-1996, Anundsen Publishing Co., Decorah, Iowa, 1996, page 54, 98.

## 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:
40. Period of significance:
41. Level of significance: National  State  Local
42. Statement of significance:  
This recently constructed building does not contribute to the Lake City Historic District. The 1995 expansion completely obscures the 1902 cabin.
43. Assessment of historic physical integrity to significance:

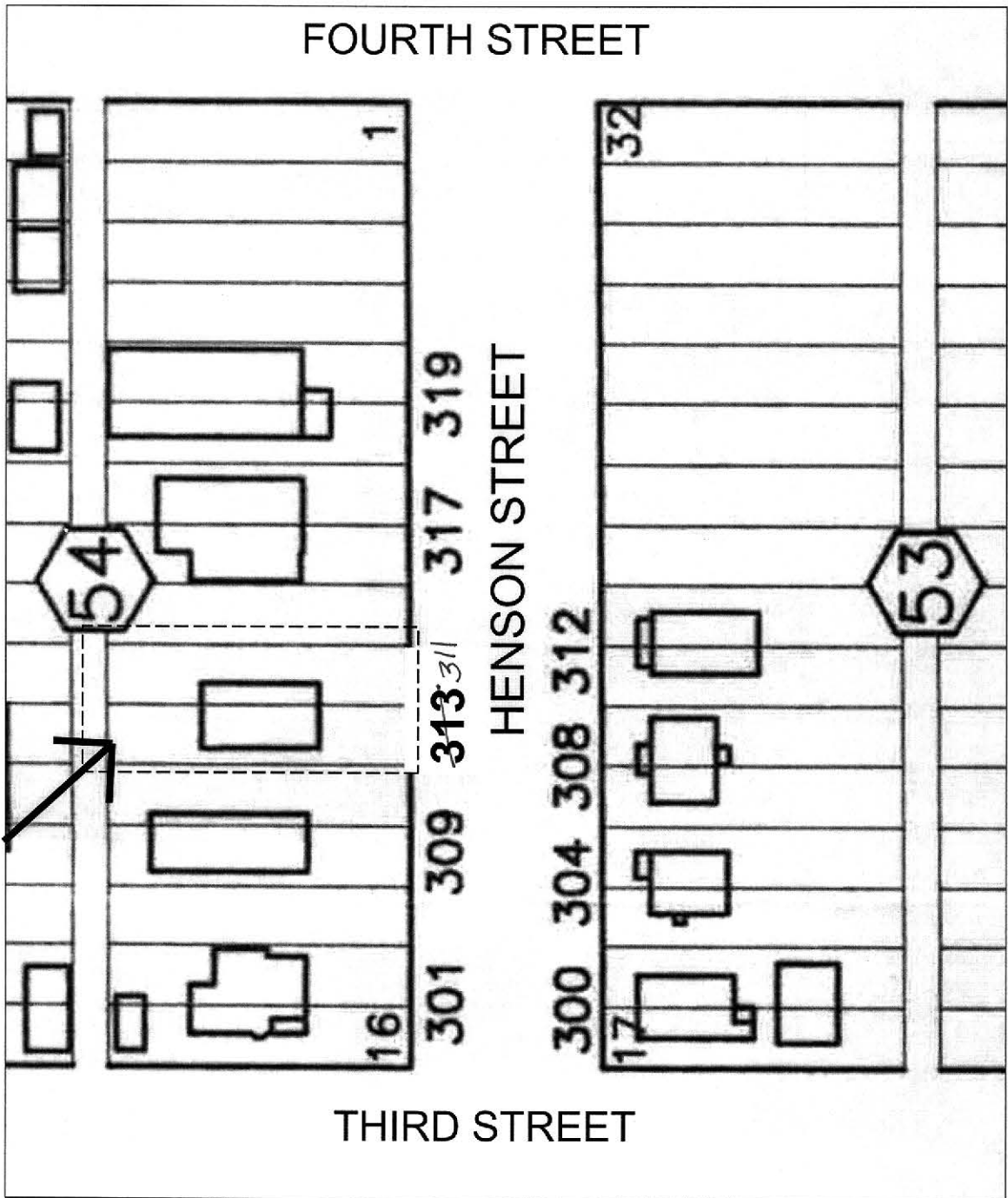
## VII. National Register Eligibility Assessment

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 25, frame 1 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. Recordors 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

5HN68.217

311  
~~313~~ Henson Street



5HN-68.217  
9/2002