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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: 5HN68.157
2. Temporary resource number: 140
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~McClellan-Lampert House~~ Residence n Richards Residence n Grove Rooming House
6. Current building name:
7. Building address: 215 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Joanne Mallett, 3028 Avenue O, Galveston TX 77550

II. Geographic Information

County Property No.: R1106

9. P.M. 6th NM Township 44N Range 4W SW4 of SE4 of SW4 of SW4 of Section 34
10. UTM reference
Zone 13 296740 mE 4211240 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
12. Block(s): 58 Lot(s): 9 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1232 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Porch, chimney stovepipe, Bay, Transom
21. General architectural description:
1-1/2 story, front-gabled frame dwelling. Metal roof with two flush skylights in south roof slope. Walls clad in clapboards and trimmed in cornerboards and friezeboard. Gable end has round, spoked ornament. East elevation has flat-roofed bay window with bracketed cornice, 4-over-4 double hungs. Entrance on far right has triangular 2-lite pediment, transom, paneled and glazed door and screen door. Windows are 4-over-4 with triangular pediments and 1-over-1 storms. One-story, deep, shed-roofed addition on rear has walls clad in horizontal boards possibly re-used from another building, 4-lite windows, north-facing entrance with paneled and glazed door; wide overhang on west elevation. Foundation is not visible.
22. Architectural style/Building type: Late Victorian
23. Landscaping or special setting:
Boardwalk between entrance and street edge.

24. Associated building, features or objects:
Shed, circa 1960
One-story frame building near alley with roof and walls clad in corrugated metal.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1877 Source of info: Lake City SILVER WORLD, Sat., January 13, 1877, page 3, Sat., February 3, 1877, page 3, Sat., January 5, 1878, page 2.
26. Architect: None Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: William M. McClellan Source of info: Lake City SILVER WORLD, Sat., January 13, 1877, page 3.
29. Construction history (major additions, alterations, demolitions):
Shed-roofed addition built on rear prior to 1900. Addition of gable trim; removal of balustade on bay window. Skylights installed in south roof slope ca 1985.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Single dwelling
32. Intermediate use(s):
33. Current use(s): Seasonal dwelling
34. Site type(s):
35. Historical background:

John H. Titus and Wm. M. McClellan were owners of an ore sampling works and Fairbanks platform scales which in 1877 were located on the eastern 100 Block of Silver near the Henson Creek bridge. In January, 1877, it was reported the business partners were erecting duplicate frame residences neighboring one another on Gunnison Avenue. By February, 1877, one of the two houses was reported to be fully enclosed. At completion, each house measured 16x24' with a valuation of \$2,000 for both structures.

The survivor of these two house, the McClellan House, is a 1-1/2 story clapboard sided gable-facing structure with asymmetrical doorway and bracketed bay window. The mirror-image Titus house, located to the immediate north, survived as a rental until 1931 when it was demolished as part of a planned town plaza improvement project. Historic photos of the McClellan House indicate few changes, the addition of the wagon wheel-style trim in the gable apex and the deletion of a wooden balustrade which formerly encircled the roof of the bay window. A shed-roof rear addition was added to the house pre-1900.

Wm. M. McClellan is listed as owner of both houses by 1878, and in 1881 the McClellan House started its long association as a rental to Lake City businessmen. Postmaster Herman Leuders moved into the house in 1881, followed in succeeding years by John Swanson (1888), Dan Kirby (1890), John Addington (1895), and Denver & Rio Grande Railroad brakeman Edward Lampert (1900); Lampert acquired the building from McClellan for \$400 in 1901. Mrs. Florence Doyle Richards moved into the house in January, 1903, and opened the Grove Rooming House, advising potential customers "it will be conducted in a first class manner, located only one block from the depot." Later owners were James Burleson and Joanne Mallet, the latter removing tarpaper siding to reveal the original clapboard siding.

36. Sources of information:
Lake City SILVER WORLD, Sat., January 13, 1877, page 3, Sat., February 3, 1877, page 3, Sat., July 21, 1877, page 3, Sat., January 5, 1878, page 2, Sat., February 5, 1881, page 2; Hinsdale PHONOGRAPH, Fri., November 30, 1888, page 4, Sat., September 27, 1890, page 4; Lake City TIMES, Thurs., January 18, 1900, page 3, Thurs., January 8, 1903, page 3; Hinsdale County tax rolls, 1877-1880.

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: 1877 - 1904

41. Level of significance: National State Local

42. Statement of significance:

This house is associated with settlement and development of Lake City during the late 1800s mining era. It is a well-preserved representative of the dwellings constructed by Lake City merchants and mine investors during this period, as reflected in its simple design, clapboard siding, gabled roof, 2-over-2 double hung windows, and bay window. It features a bracketed cornice above the bay window and pediment window heads associated with the Italianate style. The shed located at the rear of the lot near the alley are also associated with settlement and development of Lake City. It is representative of the outbuildings constructed in Lake City in the late 1800s and early 1900s as reflected in its alley location, frame construction, corrugated metal roof, and wood siding.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this dwelling is intact, as evidenced by minimal alterations to its character-defining features.

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 14, frames 13A-16A, 21A, 23A, 26A Negatives filed at: Lake City Town Hall

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

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

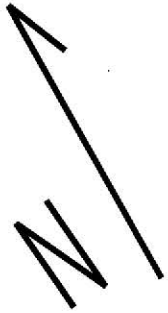
50. Recordors Cathleen M. Norman and Grant E. Houston

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



5HN68.157

215 Gunnison Avenue



5HN.68.157
9/2002





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SHN. 68.157
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SHN. 68.157
Shed 9/2002

