

# 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: 5HN68.22<sup>.40</sup>
2. Temporary resource number: 94
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Thompson-Ewart House~~ Steinbeck Residence
6. Current building name:
7. Building address: 513 Silver Street, Lake City, CO 81235
8. Owner name and address: William Ewart Jr. and Barbara Bowen Winderman, 3333 Halfpenney Street, Corpus Christ TX 78414

### II. Geographic Information

County Property No.: R974

9. P.M. 6th<sup>NM</sup> Township 44N Range 4W NE4 of SE4 of NW4 of SW4 of Section 27
10. UTM reference  
Zone 13 296800<sup>3</sup> mE 4211700<sup>694</sup> mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 40 Lot(s): 10-11 Legal: 10, N 1/2 of 11, Block 72
- Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1512 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Gabled
19. Roof material: Composition
20. Special features: Chimney, porch, dormers, decorative shingles
21. General architectural description:

1-1/2 story, frame dwelling clad in clapboards. Composition roofing; corbeled brick chimneys in south roof ridge and east-west roof ridge. Gable end has a centered 1-over-1 double hung and is trimmed in elaborate ornamental woodworking that includes bargeboard, half-circle designs, fish scale shingles, and an ornament in the gable apex. Large, gabled dormers on north and south elevations have similar decorative trim and contain paired 1-over-1 double hung windows.

The gable façade has a half-hipped porch that wraps around the southeast corner with elaborate spindlework porch frieze, decorative brackets, and square posts with capitals supported by a short square post with capitals. The porch has a low balusters with horizontal connectors in a geometric pattern. It shelters an entrance in the southeast ell, which has a paneled and glazed door and elaborate screen door. The façade has a tri-partite window consisting of a 1-over-1 double hung flanked by two narrow double hungs and topped by a decorative, segmental-arched lintel. Foundation is enclosed in horizontal board with decorative cut outs.

West elevation has decorative shingles and decorative trim in gable end. Newer gabled entry porch with shingled gable end and porch frieze shelters an entrance with a paneled and glazed door and a screen door

22. Architectural style/Building type: Queen Anne
23. Landscaping or special setting:  
Property is enclosed in historic metal fence at yard edge, with elaborate metal gate.
24. Associated building, features or objects:  
Carriage house, circa 1892  
1-1/2-story frame building. Metal roof; walls clad in wood siding. Entry facing alley has pull-up garage door. Small openings in the south elevation are covered in vertical board.
- Privy, circa 1910  
One-story, gabled building clad in vertical boards. (behind fence, unable to photograph)

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1892 Source of info: Lake City TIMES, Thurs., May 12, 1892, page 1, Thurs., June 16, 1892, page 1
26. Architect: Jefferson John Marsh Source of info: Lake City TIMES
27. Builder/contractor: Jefferson John Marsh Source of info: Lake City TIMES
28. Original owner: F.A. Thompson Source of info: Lake City TIMES
29. Construction history (major additions, alterations, demolitions):  
Gabled entry porch built on rear, circa 1960.
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): Single dwelling
34. Site type(s):
35. Historical background:

Indications of increased economic vitality were evident in late spring and early summer, 1892, as Lake City building contractor Jefferson John Marsh simultaneously supervised construction of five sizeable frame residences for Lake City businessmen. The most lavish of the homes was a corner residence for Harry Youmans, located at Gunnison Avenue and Sixth Street, the style of which was described as East Lake architecture.

Marsh's 1892 building projects also included a frame house, which he built for himself adjoining the Youmans house on Gunnison Avenue, and two side-by-side two-story frame houses which he built on Silver Street for Frank A. Thompson and James F. Steinbeck, respectively 513 and 509 Silver Street. All four houses -- Youmans, Marsh, Thompson and Steinbeck -- are extant today, while a fifth Marsh construction project in 1892, a two-story frame house for Squire Brown, location approximately 214 Bluff Street, burned to the ground in 1953. Queen Anne architectural elements common to the four existing Marsh houses include wide paneled and cut-out barge boards and elaborate veranda porches - the Youmans, Marsh and Thompson porches featuring balustrades in geometric patterns.

J.J. Marsh began advertising as a carpenter and builder in 1892 and was apparently associated with Harry Youmans, Marsh advertising that he could be contacted at Youmans' Lake City Planning Mill on Fourth Street. In 1892 it was reported Youmans employed a large force of men at a sawmill southeast of town, together with several men who were employed at the Lake City mill dressing lumber to specification. Little is known about J.J. Marsh other than the five residences he constructed beginning in 1892 and extending into 1893. In 1894 it was reported he was in charge of a project adding rooms to the Pueblo House Hotel. Marsh's newly completed Gunnison Avenue residence was the scene of his marriage to Miss Minnie Boyce in August, 1893, and it was there Mrs. March gave birth to the couple's first child, Mary Jane Marsh, in May, 1894. A lack of newspaper references after 1895 probably indicate that J.J. Marsh and family moved from Lake City.

*This history section belongs to SHN. 68.15 - see pages in back of this section for the history for SHN. 68.40*

*Not making a case for this building being eligible*

*VER SHN. 68.49 (T187) is termed Eastlake on form + SHN. 68.24 (T186)*

Lake City TIMES reported in May, 1892, that F.A. Thompson had acquired lots on Silver Street between the Steinbeck and Logan houses for \$300 and intended to build a \$1,800 residence. Work evidently proceeded quickly, the TIMES noting the following week that J.J. Marsh was at work on a "neat and commodious barn" which was being erected on F.A. Thompson's lot. Work progressed on Thompson's residence, a "handsome eight-roomed, two-story structure." It was presumably completed in late 1892 or early 1893 and was immediately occupied by Mr. and Mrs. Thompson. Frank A. Thompson was closely identified with the Lake City hotel business, starting out with the Lake City Hotel on Third Street which he renamed the Occidental Hotel. Thompson personally conducted the hotel, an 1880 advertisement noting "the proprietor, being an old hotel man and resident of San Juan, knows the wants of travelers, and will guarantee satisfaction in every particular." He continued to operate the hotel on an intermittent basis until 1895 when he sold the business to D.T. McLeod.

Mr. and Mrs. Thompson moved to a ranch near Canon City, Colorado, c. 1895, after which their home was used as a rental, W.A. Akers in 1895 and A.B. Carey in 1897; the home was sold to Lake City businessman Webster S. Whinnery in 1899. Whinnery was a successful lower Lake Fork rancher and occupied the home as his in-town residence. Whinnery sold the house to William Ewart in August, 1930. Ewart was a Lake City native employed by the Laga Petroleum Corp. on the island of Aruba. He acquired the house for use by his mother, Mette Katrina (Urup) Ewart, whose husband, Rowland Ewart, died during the influenza epidemic in 1920. The Ewart family had previously lived in a much smaller residence, 521 Silver Street. The home is owned by William Ewart's son and daughter, Bill Ewart and Barbara Winderman, who completed a gabled addition to the rear of the residence in 1998-99.

Significant to the property is a 1-1/2 story clapboard-sided stable building abutting the alley which is probably identical to the stable reported built by J.J. Marsh in May, 1892. Door and window openings in the structure are unaltered, the exception being the sliding stable door on the alley which was replaced with a modern garage door in the late 1980s

36. Sources of information:

Lake City TIMES, Thurs., April 7, 1892, page 1, Thurs., May 12, 1892, page 1, Thurs., May 19, 1892, page 3, Thurs., June 16, 1892, page 1, Thurs., December 29, 1892, page 3, Thurs., August 10, 1893, page 2, Thurs., May 31, 1894, page 3, Thurs., August 1, 1894, page 3, Thurs., April 11, 1895, page 3, Thurs., October 21, 1897, page 3, Thurs., October 19, 1899, page 3, Thurs., October 26, 1899, page 3; Lake City PHONOGRAPH, Sat., January 14, 1893, page 3; Lake City SILVER WORLD, Sat., June 26, 1880, page 3; Gunnison NEWS-CHAMPION, Thurs., August 21, 1930, page 6.

## 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: 1892 - 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 Queen Anne style constructed in Lake City during this period, as reflected in its asymmetrical massing, clapboard materials, bay windows, turned porch posts, porch spindlework, and bay window. It is one of three Queen Anne style dwellings designed and built by Jefferson John Marsh in the 1890s (the others are at 600 Gunnison Avenue and 608 Gunnison Avenue). The alley outbuildings are significant as a reflection of residential lifestyles during the mining era.

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 5, frames 8A, 10A, 21A-22A Negatives filed at: Lake City Town Hall

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

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

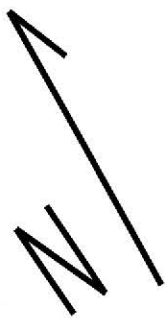
50. Recorders Cathleen M. Norman and Grant E. Houston

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

<sup>.40</sup>  
5HN68.22

513 Silver Street



5HN.68.40  
9/2002





5HN.68.40  
Stable 9/2002