SHF SABG/HP

Colorado Cultural Resource Survey

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: 5HN68.42
2. Temporary resource number: 133
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Nelson Garage
6. Current building name:
7. Building address: 121B Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Joan and William Nelson, 255 Jasmine Street, Denver CO 80220

II. Geographic Information

County Property No.: R1148

9. P.M. ~~6th~~ NM Township 44N Range 4W NW4 of NE4 of NW4 of NW4 of Section ~~0~~ 34
10. UTM reference
    Zone 13 ~~296690~~ 86 mE ~~4211140~~ 37 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 71 Lot(s): 6 Legal:
    Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensons: 420 square feet
16. Number of stories: 1
17. External wall material(s): Log
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features:
21. General architectural description:

    One-story, two pen building of squared logs with slightly pitched front-gabled roof. Exposed purlins in east gable end. Roof of corrugated metal. Swing-out garage doors of framed vertical boards in east elevation. Shallow shed-roofed, frame section on rear now serving as a wood shed. Log foundation. Entrance at rear of south elevation has paneled door.

22. Architectural style/Building type: Pioneer Log
23. Landscaping or special setting:

24. Associated building, features or objects:

Shed, circa 1920
One-story, shed-roofed frame building. Roofed in rolled asphalt; walls clad in horizontal and vertical boards. Door of vertical boards with horizontal board bracing in east-facing wall.

IV. Architectural History

25. Date of construction Estimate: 1874 Actual: _____ Source of info: Jean McCloughan Vickers
26. Architect: None Source of info:
27: Builder/contractor: Unknown Source of info:
28. Original owner: Unknown Source of info:
29. Construction history (major additions, alterations, demolitions):

Garage doors added to east elevation circa 1948.

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

V. Historical Associations

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

According to local historic tradition, the Nelson Garage at 121B Gunnison is the oldest surviving structure within the Town of Lake City. The late Jean McCloughan Vickers, who served as Hinsdale County Clerk for over 20 years, identified this as Lake City's sole surviving 1874 structure.

The original cabin had a flat, dirt roof, and is identified as such on the Oct. 1902 Sanborn Insurance Map of the Town of Lake City. Later modifications include a rear addition of logs which have been left in the round; newer, round logs have been added to the top of the walls and gable front in order to replace the flat roof with a slightly gabled roof with exposed rafters. The other significant alteration to the historic structure is the addition of a pair of outward swinging wooden garage doors which were installed c. 1950. Portions of logs near the corner on the south wall show evidence of being partially burned, a reminder of the June, 1909, fire which burned two adjoining residences to the north.

Historic documentation at 121B Gunnison is scant. Historic photos, the earliest probably taken in fall, 1876, confirm a cluster of dirt-roofed shanties which existed at this site. Tax records provide little information on a potential original owner for the cabin. The lot on which it is located remained under ownership of the Lake City Town Company in January, 1876. By 1877 it was assessed to George Smeaton and Albert Greenfield with a valuation of $200 for the land and $100 for improvements. In later years the lot was assessed without indication of an improvement, perhaps indicative of the cabin's slight value. As a remodeled garage, the cabin is now an outbuilding associated with the Worrell-Nelson Cabin, 121B Gunnison.

36. Sources of information:

Record Book of the Lake City Town Company; Hinsdale County tax rolls, 1876-1884; informal interviews with Lake City native Jean McCloughan Vickers (1914-1982) c. 1973 to 1980.

VI: Significance

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

Within Lake City Historic District (local historic district)

38. Applicable National Register Criteria:

[X] 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;

[X] 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, entertainment and recreation, architecture

40. Period of significance: 1874 - 1904, 1948 - 1953

41. Level of significance: National [ ] State [ ] Local [X]

42. Statement of significance:

This house is associated with settlement and development of Lake City during the late 1800s mining era. It is a somewhat altered representative of the pioneer cabins constructed in Lake City during this period, as reflected in its squared log materials and lack of architectural details. It is believed to be one of the three original cabins built by town founders in 1874 and to be the oldest extant building in Lake City.

The addition of garage doors to convert the pioneer cabin for auto storage reflects the local tradition of re-using mining-era buildings and building materials during the 1915 - 1960s rise of recreation and tourism in Lake City.

43. Assessment of historic physical integrity to significance:

Although somewhat altered by addition of the garage doors, this dwelling retains its architectural integrity as seen its size, shape, roof form, and hewn log materials.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: [ ] Eligible [X] 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? [X] Contributing [ ] Noncontributing
(Lake City National Historic District)

VIII. Recording Information

47. Photograph numbers: Roll 13, frames 33, 34; Roll 31, frame 34A Negatives filed at: Lake City Town Hall

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

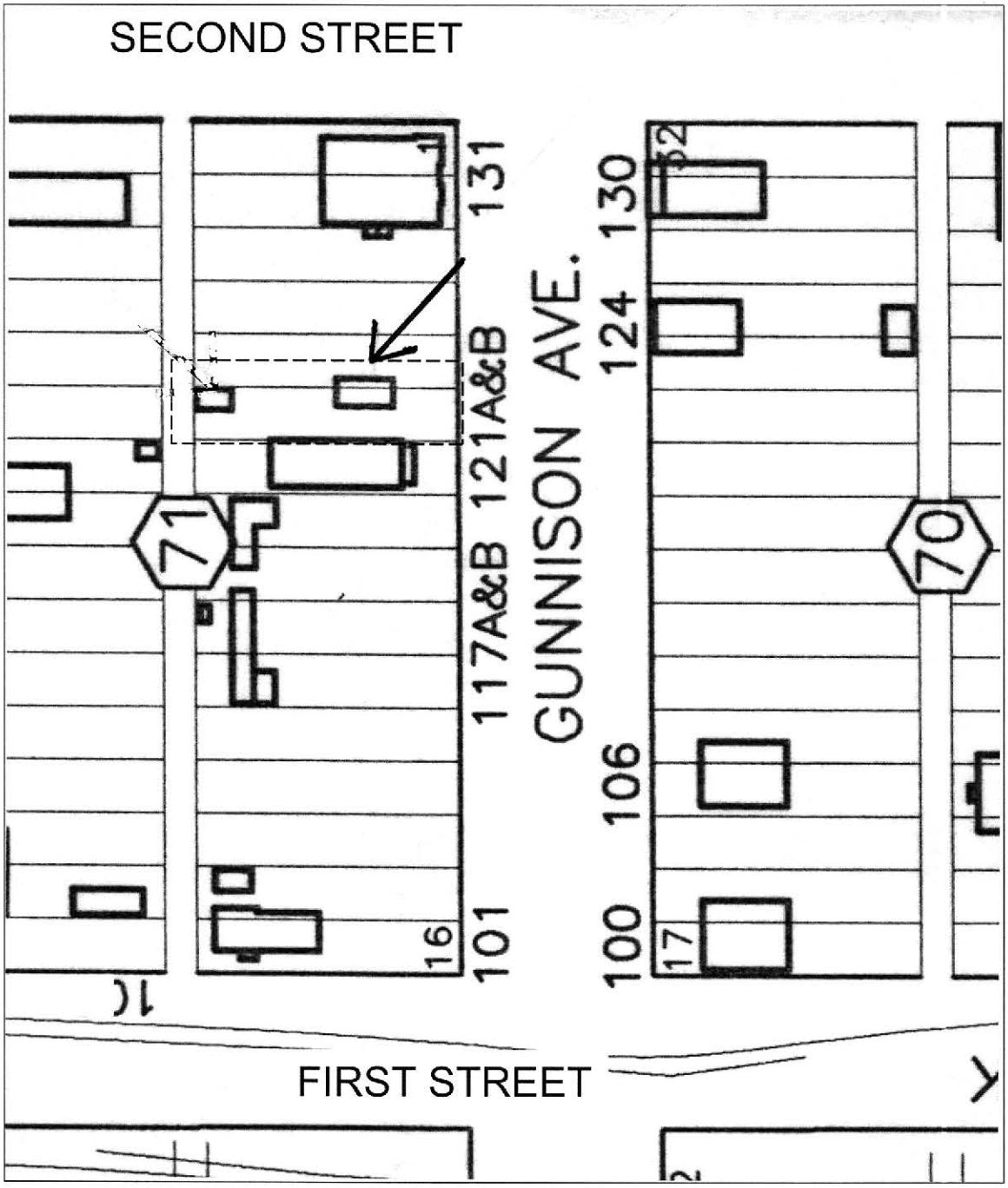
49. Date(s): September 2002 - June 2003

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

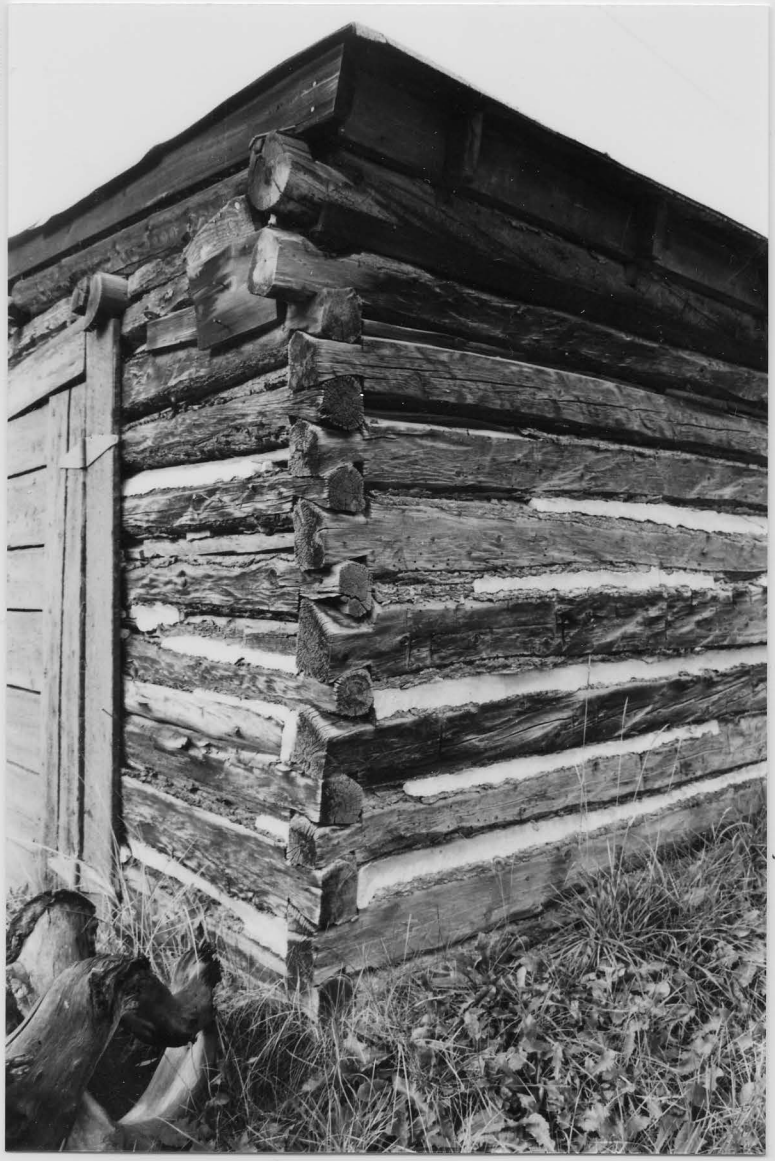
51. Organization: Town of Lake City

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



5HN68.42 **121B Gunnison Avenue**



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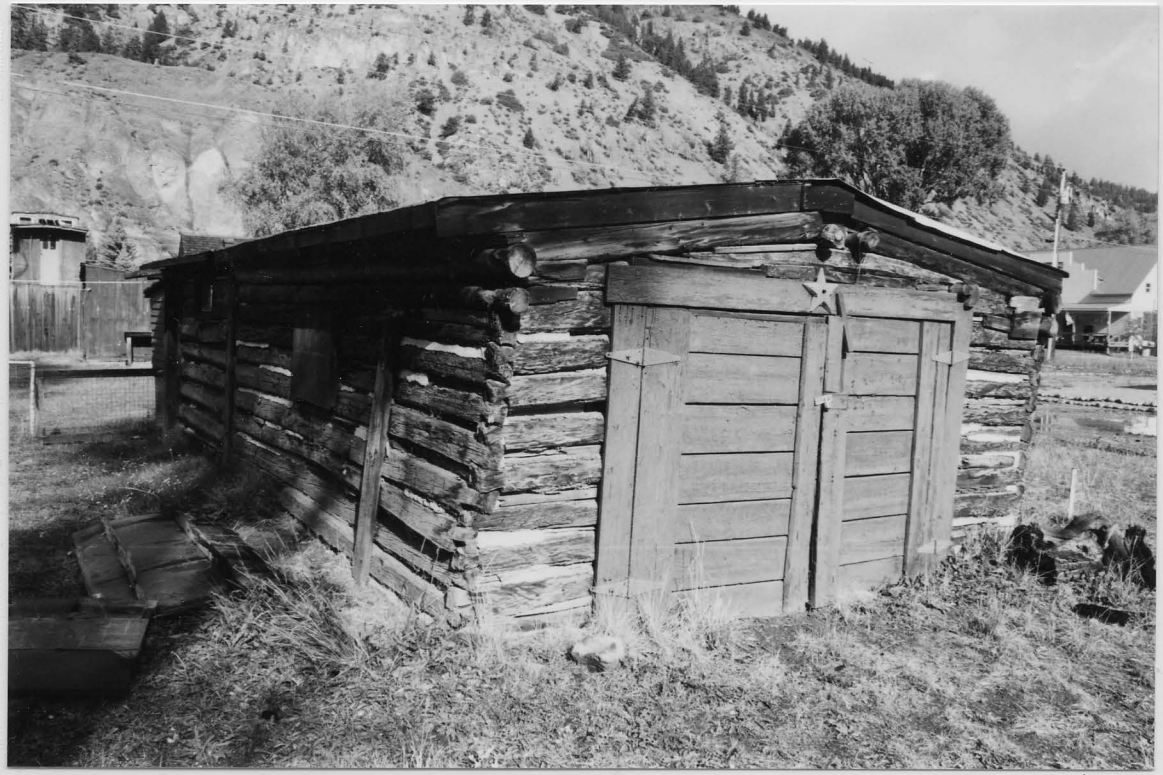

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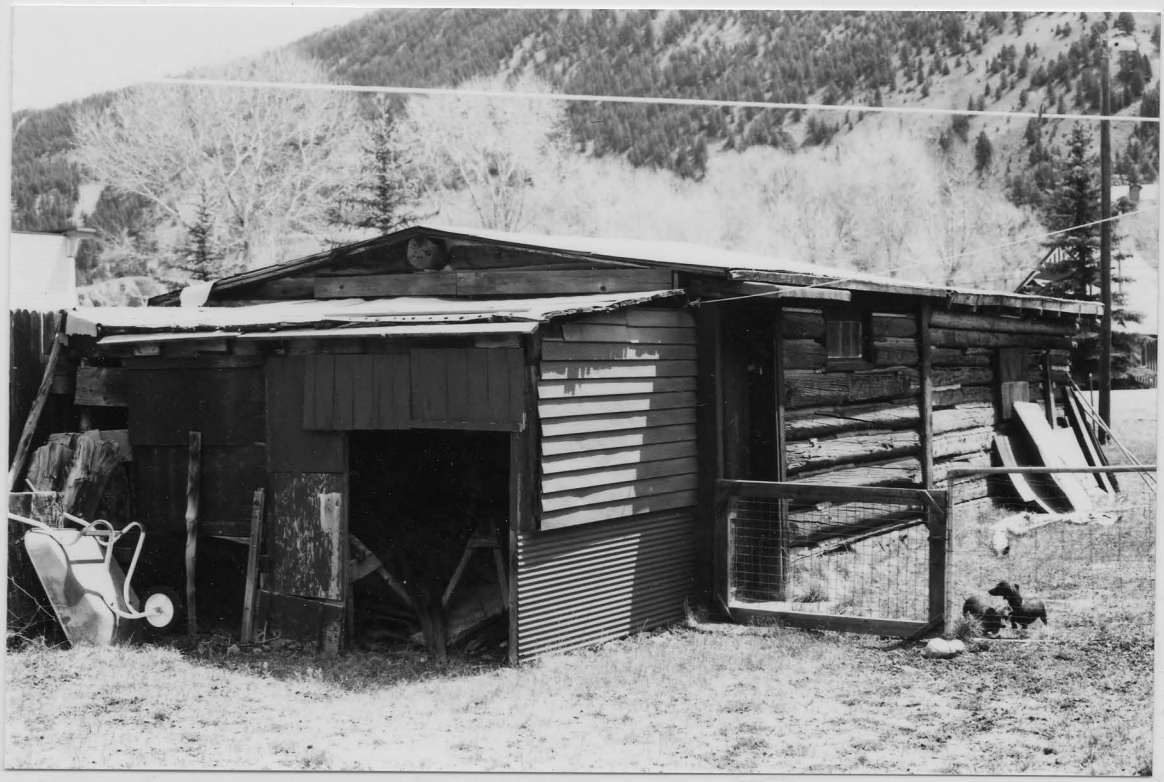

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