

# 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: 5HN68.187
2. Temporary resource number: 172
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Forberg-Palmer House
6. Current building name:
7. Building address: 420 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Martha Rogers and Janet Moore, 411 McDonough Street, Decatur GA 30030

## II. Geographic Information

County Property No.: R1017

9. P.M. 6th Township 44N Range 4W SW4 of NW4 of SE4 of SW4 of Section 34
10. UTM reference  
Zone 13 296900 mE 4211510 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 43 Lot(s): 24-27 Legal:  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 925 square feet
16. Number of stories: 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Chimney, fence, garage
21. General architectural description:

One-story, front-gabled frame dwelling with series of additions. Metal roof with two brick chimneys in roof ridge. Walls clad in clapboards and trimmed with cornerboards and friezeboard. West elevation has off center entrance with transom, paneled and glazed door, and storm door; centered window with crown molding. All windows and entrances are covered in functional shutters, which were closed at time of survey. Rear gabled section of same materials. Narrow, gabled addition on northeast corner is clad in board and batten; has shuttered door and window opening. At southeast corner gabled addition clad in shiplap siding; openings covered in shutters. Foundation covered in horizontal board.

22. Architectural style/Building type: No style
23. Landscaping or special setting:  
Large lot edged in mature cottonwoods and historic picket fence.

24. Associated building, features or objects:
- Cabin, circa 1878  
One-story, front-gabled building of squared logs with square notching. Metal roof; gabled roof structure likely added to near-flat roof. Entrance in west and east elevations covered in vertical boards. Window and door openings enclosed with shutters.
- Shed 1, circa 1900  
One-story shed-roofed frame building used as coal shed. Metal roof, walls sided in horizontal boards with studs on outside. Door on west elevation of vertical boards.
- Shed 2, circa 1900  
One-story, gabled frame building. Roofed in metal; walls clad in board and batten. Small hinged opening in south gable end. Door in west elevation.
- Garage, circa 1975  
One-story front-gabled frame building. Metal roof, walls clad in horizontal siding. Double car opening in east elevation; full-width inset carport on north elevation has square posts.

### Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: ca Source of info: Hinsdale County tax rolls, 1876-1952  
1876,  
ca1881
26. Architect: None Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Thomas Hunt Source of info:
29. Construction history (major additions, alterations, demolitions):  
Gabled additions contracted on the rear of the dwelling, pre-1900. Gabled wing built in the 1960s.
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

### Historical Associations

1. Original use(s): Single dwelling
2. Intermediate use(s):
3. Current use(s): Single dwelling
4. Site type(s):
5. Historical background:

The lot on which the cabin is built was originally assessed to Thomas Hunt and, with two neighboring lots, carried a combined assessment of \$450 for lots and improvements in 1876. The Hunt lots were combined with the lots to the north, present-day 420 Gunnison, in 1880. The log cabin and adjoining frame storage building are listed on Sanborn's October, 1902, insurance map for the Town of Lake City. Ed Lampert, an employee on the Lake City branch of the Denver & Rio Grande Railroad, owned the property in the 1920s. According to family tradition, Lampert was obliged to use the alley cabin as wash house before his wife allowed him to enter the house.

A series of early 1900s additions extend east off the back of the house forming a shotgun appearance, the exception being a 1960's wing addition at the back with a south-facing gable. The date of construction of the original portion of the house is uncertain but probably takes place between 1880 and 1882 when taxable improvements on the lot jump from \$75 to \$200.

The residence at 420 Gunnison is associated with an early-day miner, George P. Chiles who acquired the property in 1877 and sold it to barber Charles Forberg in 1887. Chiles, together with Ed Snook, was the original owner of the Monitory and White Cloud mines in San Juan County; he was elected Lake City Constable in 1880 and left Lake City about 1885 with the opening of the Ute Indian reservation near present-day Delta, Colorado.

Charles Forberg (1849-1923) was a Lake City pioneer of 1877 who owned several Lake City barber

shops prior to retirement to Collinsville, Illinois, in 1917. He married Amelia Maurer, the sister of his next-door neighbor, John Maurer, in 1886. The close association of the Maurer and Forberg households is evident with a well-worn gate in the picket fence between the two properties. Amelia Forberg was cited for her horticultural skills, a single cluster of 90 pansies in 1892 and several rose bushes in bloom -- "she is to be congratulated on being so successful as to grow roses out of doors in this high altitude" -- in 1899. Other auxiliary uses of the Forberg yard were pens of chickens and Belgian hares which coexisted in the late 1890s. A tragedy connected with the home's back yard occurred in October, 1892, when the Forbergs' 5-year old nephew, Raymond Maurer, suffocated as the result of a well collapse.

Charles Forberg sold the house and lots to J.T. Palmer for \$650 in 1922, and it in turn passed to Palmer's daughter, Edna, and her husband, railroad employee Ed Lampert. Subsequent owners of the property were Horace Cooper, Dudley Hartman, and Martha Rogers and Janet Moore. A notable feature of the property is the fact the house has been sold completely furnished, including late 19th/early 20th Century furniture, dishes, clothing, etc., by each owner since the Lamperts.

36. Sources of information:

Hinsdale County tax rolls, 1876-1952; Lake City SILVER WORLD, Sat., April 10, 1880, page 3, Thurs., May 3, 1923, page 3, Thurs., October 31, 2002, page 3; Lake City TIMES, Thurs., June 2, 1892, page 1, Thurs., October 20, 1892, page 3, Thurs., October 5, 1899, page 3, Thurs., December 7, 1899, page 3; SILVER WORLD & Lake City TIMES, Thurs., November 1, 1917, page 3, Thurs., January 13, 1921, page 3; Gunnison NEWS-CHAMPION, Thurs., May 15, 1952, page 2; COLORADO MINING DIRECTORY, Robert A. Corregan and David F. Lingane, Denver, 1883, page 655; Sanborn Co. Insurance Map, October, 1902.

## 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 - 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 vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, clapboard siding, front-gabled roof, 2-over-2 double hung windows with crown molding, and lack of architectural details that indicate a particular style. It is one of the most intact dwelling remaining from the town's late 1870s settlement period.

The sheds and located at the rear of the lot near the alley are also associated with settlement and development of Lake City. They are representative of the outbuildings constructed in Lake City in the late 1800s and early 1900s as reflected in their alley location, log and frame construction, corrugated metal roof, and wood siding.

The deep set back, large yard with fence along the street edge, and row of pre-1900 cottonwoods create a domestic landscape associated with the residences of Lake City's most prominent citizens.

43. Assessment of historic physical integrity to significance:

The addition of a 1960s wing toward the rear of the house has slightly diminished its architectural integrity.

**II. 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)

**III. Recording Information**

- 47. Photograph numbers: Roll 23, frames 5A - 9A; 17A - 24A; Negatives filed at: Lake City Town Hall  
 roll 24A, frame 5A
- 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**











