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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: 5HN68.50
2. Temporary resource number: 53
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Finley Block *N Schiffer + Co, N Dago Brothers Saloon N Silver Star 100F Lodge No. 27*
6. Current building name: Hinsdale County Museum
7. Building address: 130 Silver Street, Lake City, CO 81235 *Pictures are 130A + 130B Silver St.*
8. Owner name and address: Hinsdale County Historical Society, P.O. Box 353, Lake City CO 81235

II. Geographic Information

County Property No.: RTax exempt

9. P.M. *6th NM* Township 44N Range 4W NW4 of NE4 of NW4 of Section 34
10. UTM reference
Zone 13 296640⁷ mE 4211190⁸⁷ mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 71 Lot(s): 29-32 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 2500 square feet
16. Number of stories: 1
17. External wall material(s): Stone
18. Roof configuration: Flat
19. Roof material: Asphalt
20. Special features:
21. General architectural description:
One-story masonry building with flat roof sloping toward rear. Façade has elaborate bracketed cornice of wood with a paneled and circle pattern. Façade is rough-faced stone block, with ashlar quoins and an ashlar belt course between cornice and windows. Façade has three openings with flattened arches with keystones. Center opening contains a deep, recessed entrance containing: flattened-arched doorway with paired paneled and glazed doors and a 2-lite transom; round-arched, 1-over-1 windows on each side. Large windows flank the entrance, 4-lite windows with flattened arch and an elaborate kickplate repeating cornice pattern. Side walls are rubblestone with metal flashing along side roof edges.
22. Architectural style/Building type: Italianate
23. Landscaping or special setting:
A wood walkway extends along the front of the building extends south and north along the property edge.

24. Associated building, features or objects:

Grantham House, circa 1880

One-story, front-gabled frame dwelling. Greek Revival style. Roofed in wood shingles; corbelled chimney in roof ridge. Walls are clad in clapboards and trimmed with cornerboards. Façade has 4-over-4 double hungs with triangular pediments. Centered entrance has a triangular pediment, transom, and paneled doors with two narrow arched lites. The house was moved to this location in 1993.

Caboose

Denver & Rio Grande caboose donated to the museum in 1954.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1877 Source of info: Lake City SILVER WORLD, Sat., March 10, 1877, page 3, Sat., August 11, 1877, page 3

26. Architect: Unknown Source of info:

27. Builder/contractor: Bauer & Schultz Source of info: Lake City SILVER WORLD March 10, 1877, August 11, 1877

28. Original owner: Henry Finley Source of info: Lake City SILVER WORLD March 10, 1877, August 11, 1877

29. Construction history (major additions, alterations, demolitions):

The Finley Block/Hinsdale County Museum had a garage door entrance and basement windows installed on the rear elevation in the 1960s. The Grantham House was moved in 1993 to the museum property from original location at the southeast corner of Bluff and Fifth streets.

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

V. Historical Associations

31. Original use(s):

32. Intermediate use(s):

33. Current use(s):

34. Site type(s):

35. Historical background:

Like John S. Hough, Henry Finley is an important figure in Lake City history. Although relatively little is known about Finley other than the few years he remained in Lake City, he was instrumental in the development of the upper Lake Fork through his varied ownerships of sawmills, brick yards and toll roads, as well as serving as President of the Lake City Town Company. He was also a building contractor, his apparent specialty being that of stone mason. He constructed Finley Hall and other early frame commercial structures in 1875 and 1876, although none of these are extant. Undoubtedly realizing the importance of stone as a detriment to ever-present fire danger, Finley contracted for the Finley Block -- his only extant structure in the Lake City Historic District -- in late spring, 1877.

Pertinent biographical information on Henry Finley is scant. In the 1880 Federal Census for the Town of Lake City he stated he was a native of Ohio, age 54. He married Kitty Eastman, a divorced daughter of town founder John D. Bartholf, in Lake City on July 3, 1876. His name is infrequently mentioned in Lake City newspapers after about 1882, leading to the assumption that he was perhaps drawn to another booming region of the west. In 1887 it was reported Mrs. Henry Finley had obtained a divorce and the historical register of Crystal Lake Masonic Lodge No. 34 carries the notation that Henry Finley died at Los Angeles, California, in 1907.

Henry Finley's associations with Lake City are better documented, including the fact that he was among the Hotchkiss road building party that passed through the future site of Lake City in August, 1874, while constructing the Saguache & San Juan Toll Road. As a member of that group, Finley assisted in burying victims at the Alferd Packer massacre site and -- with Enos Hotchkiss, Monette Hotchkiss, Byron Bartholf and W.C. Lewman -- was an early owner of the celebrated Hotchkiss Mine at Lake San Cristobal. Escalating value of Finley's part ownership on the mine may have provided the financial backing for his later Lake City business ventures. He was part owner of the Antelope Park & Lake City Toll Road in 1875

In 1875, Finley also formed a partnership with Enos Hotchkiss and D.P. Church operating the region's first sawmill using water power at Granite Falls above Lake City. Finley, Hotchkiss & Co.'s sawmill began operation in mid-July, 1875, and added a shingle mill counterpart to the firm's operations by mid-August of the same year, prompting Lake City SILVER WORLD to note "the old mud roofs are now giving way to a better style." Despite 24-hour operations at the sawmill, demand far exceeded the available supply of sawed lumber. Otto Mears was among the firm's early clients, Mears placing a late August, 1875, order for 68,000 board feet of lumber and 60,000 shingles for the Hinsdale House Hotel on Gunnison Avenue. Wm. F.E. Gurley wrote a retrospective article in 1917 recalling the extreme demand for Finley's sawmill product: "he was unwilling or unable to dispose of the lumber without prejudice, so he adopted the idea of letting the applicants determine among themselves just how they would share." A case in point, according to Gurley, was SILVER WORLD editor Harry Woods who was anxious to procure lumber for his envisioned newspaper office. "Woods hired a couple of husky, well equipped rustlers to see to it that he got enough lumber with which to build his office and these fellows stood at the carriage and, with red chalk, wrote on each board as it was being sawed, the name SILVER WORLD, thus pre-empting or staking the material."

Henry Finley's civic contributions included election as Hinsdale County's second sheriff in 1876. Hinsdale County Commissioners formally incorporated the Town of Lake City on August 16, 1875, and appointed Henry Finley, John D. Bartholf, Warren T. Right, William C. Lewman, and F. Newton Bogue as trustees. The town trustees formed the Lake City Town Company with Finley serving as company president. Abstracts to properties within the Town of Lake City accordingly routinely start out with formal transfer of the 260-acre townsite from the Territory of Colorado to Lake City Town Company in 1875 "for the use and benefit of the occupants of the said town." In his role as President of the Town Company, Finley and his fellow trustees then proceeded to distribute individual town lots to individuals seeking title to the lots.

Finley's association with the Lake City building trades gradually evolved. In 1880 he formed a partnership with Dr. J.P. Richardson employing 25 men manufacturing 15,000 to 20,000 bricks per day. During the year 1880 the firm Finley & Richardson produced upwards of 180,000 fired bricks, the bulk of which were used in construction of the new public school building. Finley also continued as a stone mason contractor, his apparent last Lake City contract being to excavate and lay the cut stone foundation for the Brockett Block, 301 Gunnison Avenue, in June and July, 1880.

The extent of Henry Finley's involvement in constructing the Finley Block is uncertain. He was an acknowledged stone mason and would be assumed to have taken an active role in the masonry and stone cutting which was required on his building. Conversely, as a man of increasing wealth and with extensive local business and mining interests, he may have relegated the responsibility for masonry work to others. What can be inferred, however, is that the stone walls of both the Finley Block and Stone Bank Block were built simultaneously in June, 1877.

The masonry firm Bauer & Schultz (see Stone Bank Block, 229-231 Silver) was credited for its work on the Stone Bank Block. Elements of the Stone Bank Block and Finley Block are near-identical in terms of segmented arch windows with exaggerated keystones, together with finely detailed quoins and other front elevation building stones used on both structures. Also near-identical, is the extent of woodwork -- scrolled brackets and recessed panels -- which were used on the cornices, door and window surrounds of both structures. The front configuration of the Finley Block -- two large arched windows on either side of an identical arched, recessed double-doorway -- mirrors two other stone buildings built by Bauer & Schultz: the no longer extant Porter & Middaugh Building in Del Norte, Colorado, and the 1880 Sherwin & Houghton Store (Pickle Barrel) at 1304 Greene Street in Silverton, Colorado. Local building variations perhaps account for the fact Lake City's Finley Block exhibits a greater extent and more elaborate degree of exterior woodwork than either the Del Norte or Silverton counterparts.

In March, 1877, Lake City SILVER WORLD reported extensive amounts of building stone were being hauled to the corner of Second and Silver Street for a 23-1/2x100' one-story stone commercial structure with basement which Henry Finley intended to build. According to the newspaper, plans called for "13 feet between floors, the walls 18 inches and the whole structure to be substantially built."

It was further noted that John Kelley (see Kelley-Chambers House, 625 Bluff) owned the adjoining corner lot and paid one-half the cost of the Finley Block's north wall with the intention of incorporating it into a building which he planned to construct. Kelley never did build on the corner and the lot remains vacant to this day. Work on the building continued through early summer, the WORLD reporting completion of the first stories of both the Finley Block and First National Bank Block on June 30, 1877. A public dance was held in the Finley Block in late July and the general merchandise firm Schiffer & Co. relocated to the new building by mid-August. SILVER WORLD reported in depth on the opening of Schiffer's Stone Trade

building by mid-August. SILVER WORLD reported in depth on the opening of Schiffer's Stone Trade Palace in the Finley Block, termed "not only the most handsome establishment in Lake City but in the entire southwest... the building is one of the best constructed in the state."

Interior configuration of the fire-proof structure was staples and fancy groceries, tobacco, nails, clothing, furnishing goods, hats, caps, boots and shoes which were arranged along the north wall; a partitioned 25' room at the rear of the building was designated for the counting room and business office, together with display and sale of oils, syrups, liquors, barreled goods, bacon and heavy supplies. The basement of the building was plastered and floored for use by Schiffer's wholesale business. Boardwalk grates beneath the large display windows on the Silver Street front of the building provided light to two basement windows. In the newspaper's August, 1877, account of the Stone Trade Palace, it was noted Schiffer & Co. had a Bluff Street warehouse with a duplicate of their stock. "In the event of a loss of their entire store by fire -- of which, however, there seems no possibility -- they could open re-open without delay with a full and complete stock of everything."

Schiffer & Co. remained in the Finley Block until 1880 when the firm relocated to the Brockett Block at 301 Gunnison. Subsequent uses of the building included the hardware firm Kraft & Mullin, grocers McIntyre & Brown, and tinsmith George Boyd, followed by Peter Albi and Frank Potestio who at the start of the 20th Century conducted what was colloquially known as the Dago Brothers Saloon. In addition to a saloon, Albi and Potestio apparently stocked groceries and other supplies catering particularly to Italian miners and their families. Pencil-drawn Italian graffiti preserved on a plaster wall in the building bemoans the necessity of leaving "Lake City, treasure of my life... make it be that one day I may be here again..."

Silver Star Lodge No. 27, IOOF, was chartered in Lake City in 1876 as the first secret order society to be established on Colorado's Western Slope. The organization occupied an upstairs in the Moore Building on Gunnison Avenue for the majority of its existence. In May, 1909, Silver Star Lodge acquired the Finley Block and undertook an interior renovation which included installation of a new tin ceiling, brick chimneys, and frame partitions separating a front reception room 14x15', 8x15' anteroom, meeting room 22-1/2x50', kitchen 6'10" and banquet room 12-1/2x32', "making it one of the best and most convenient lodge rooms in the state," according to the Lake City TIMES.

Subsequent renovations of the interior removed partitions put in by the Odd Fellows, although wainscoting running the length of the front room and the decorative square-paneled tin ceiling remain. The tin ceiling is one of only two decorative tin ceilings existing in the Lake City Historic District, the other example being Masonic Hall, 215 Silver. A feature of the tin ceiling which no longer exists -- probably removed because it caused leaks -- was described on the opening of the new IOOF Hall by the Lake City TIMES on January 13, 1910: "in the center [of the main lodge room] is a large skylight that projects some distance above the roof and admits ample light for day functions. In this skylight and suspended from the ceiling is a cluster of colored electric lights, which are used with splendid effects in the degree work."

As IOOF Hall, Finley Block was a centerpiece of Lake City lodge and social life from 1909 until the late 1940s when the lodge disbanded owing to declining membership. In addition to regular lodge meetings, the building was held for public dinners and social events, as well as the occasional funeral for IOOF members. In addition to the challenge of declining memberships, ongoing maintenance of the building -- particularly its long, flat roof, posed a continuing challenge for the lodge's dwindling financial reserves. The late David F. Green recalled that his father, W.F. "Billy" Green, devoted countless hours climbing ladders and shoveling snow in an ultimately futile attempt to keep the roof from leaking. After Silver Star Lodge was disbanded, the Finley Block was practically abandoned to the elements and inquisitive children who thrilled at the prospect of exploring the dark and dank interior.

Lake City Rebekah Lodge advertised for minimum bids of \$2,150 to purchase the Lots 31 and 32, Block 71 -- including the Finley Block, in late June, 1961. Texas businessman Bill Hanks was the successful bidder with a purchase price of \$2,375 in July of that year. Hanks indicated he would remodel the structure for use as a business, potentially a lumber yard, and commenced work on the deteriorating structure. Hanks was responsible for re-excavating the building's basement and installing the basement's extant cement slab floor. He also installed a rear garage-door entrance to the basement, used rock and mortar to close front windows in the basement, and removed upstairs partitions as renovation work commenced.

Hanks sold the building to J.W. Fandrich prior to completing work, however, and it remained a vacant shell until July, 1974, when Hinsdale County Historical Society opened a museum in the building. The historical society used the Finley Block as a museum and for storage until 1976 when the property was sold to Lake City Recreation, a consortium of local businessmen. It was improved with indoor plumbing

and rented at different times as a video arcade and antique shop prior to sale to Hinsdale County Historical Society, and a return of the Hinsdale County Museum, in 1987. Hinsdale Historical Society has received successive State Historic Fund grants to complete interior and exterior work on the building, most recently a grant for a new roof and regrouting on the exterior and basement of the building.

Grantham House

Constructed in 1877, moved in 1993

George S. Smith & Co., a Silver Street general merchandise firm, was an early owner of this c. 1877 Greek Revival style frame residence with symmetrical alignment of pedimented four-over-four windows on either side of a central doorway with transom. Clapboards disguise non-structural adobe bricks which were fitted within the walls as insulation.

The structure was originally located at 428 Bluff closely aligned with the near-identical Hart-Mignolet House, 430 Bluff. In poor condition and faced with demolition, the house was donated by its owners, Ken and Norma Grantham, to Hinsdale County Historical Society in 1981. The historical society arranged to have the house moved to a site on Spring Street, Wade's Addition, which was leased from Hinsdale County. A fund raising effort resulted in an historically-sensitive restoration of the two-room structure, after which it was opened as a small house museum. Smith-Grantham House was moved to 130B Silver, adjoining Hinsdale County Museum's Finley Block, 130A Silver, in November, 1993.

130B Silver is the approximate location of a two-story false-front commercial structure built by Thomas E. Barnhouse as a combined store and photograph gallery in 1878. It was later enlarged as a livery stable and burned to the ground sometime after 1914. Lots on this block extending south to Henson Creek were traditionally associated with livery stables. Two large livery stables on this portion of the block, George Hider's San Juan Livery barn, and Taylor & Staples Livery, burned respectively in 1892 and 1903.

Sources: Lake City SILVER WORLD, Fri., September 18, 1981, page 1, Fri., October 21, 1983, page 1, Fri., November 26, 1993, page 1; Lake City TIMES, Thurs., September 22, 1892, page 4, Thurs., January 15, 1903, page 3, Thurs., March 12, 1914, page 3

36. Sources of information:

SAN JUAN PROSPECTOR (Del Norte, Colorado), Sat., July 15, 1876, page 1; Lake City SILVER WORLD, Sat., June 26, 1875, page 3, Sat., July 17, 1875, page 3, Sat., August 14, 1875, page 3, Sat., September 4, 1875, page 3, Sat., July 8, 1876, page 2, Sat., March 10, 1877, page 3, Sat., March 31, 1877, page 3, Sat., June 30, 1877, page 3, Sat., July 21, 1877, page 3, Sat., August 11, 1877, page 3, Sat., June 26, 1880, page 3, Sat., January 1, 1881, page 3, Sat., July 30, 1887, page 3; Lake City MINING REGISTER, Fri., June 18, 1880, page 3, Fri., June 3, 1881, page 3; Lake City SENTINEL, July 13, 1889, page 3; Hinsdale PHONOGRAPH, Sat., August 30, 1890, page 4; Lake City PHONOGRAPH, Sat., January 22, 1910, page 1; Lake City TIMES, Thurs., May 13, 1909, page 3, Thurs., January 13, 1910, page 3, Thurs., February 19, 1914, page 3; SILVER WORLD & Lake City TIMES, Thurs., March 14, 1895, page 3, Thurs., December 2, 1897, page 3, Thurs., February 19, 1903, page 3, Thurs., August 23, 1917, page 2; Historical Register, Crystal Lake Lodge No. 34, AF & AM, page 72; Gunnison NEWS-CHAMPION, Thurs., June 29, 1961, page 6, Thurs., July 13, 1961, page 5; Gunnison Country TIMES, Thurs., August 21, 1975, page 7; HISTORY OF COLORADO by Frank Hall, Chicago, Ill., 1895, page 157; Hinsdale County Census, June, 1880; BUILDINGS OF COLORADO by Thomas J. Noel, Society of Architectural Historians, Oxford University Press, 1997, page 562.

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 building is associated with settlement and development of Lake City during the late 1800s mining era. It is the only extant building associated with leading local businessman Henry Finley who was instrumental in the development of the upper Lake Fork through his varied ownerships of sawmills, brick yards, and toll roads. Finley served as President of the Lake City Town Company. As a building contractor, he was involved in construction in Lake City. The Finley Block contained a series of businesses, before becoming the lodge hall for the IOOF, a function that it served from 1909 through the 1940s.

The Finley Block is an well-preserved representative of the Italianate style in Lake City, as reflected in its masonry materials, bracketed cornice, large display windows, and narrow, arched windows. It was constructed by the Bauer & Schultz masonry firm, builders of the Bank Block at 229 Silver Street, as well as other notable stone commercial buildings at Del Norte, Silverton, and Mancos. Although relocated to its present site in 1993, the Grantham House is a well-preserved example of the modest version of Greek Revival seen in Lake City and other Rocky Mountain mining towns during the 1870s.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this building 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 12, frames 29-32 Negatives filed at: Lake City Town Hall

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

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

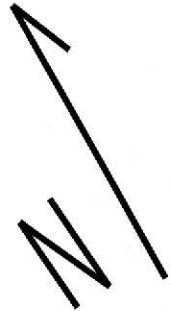
50. Recorders Cathleen M. Norman and Grant E. Houston

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





SHN. 68.50

9/2002

130A Silver Street





5HN.68.50
9/2002

130B Silver Street

