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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: 5HN68.33
2. Temporary resource number: 182
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Beam, Nichols House~~ *Residence*
6. Current building name: *Nichols Residence*
7. Building address: 519 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Mary Ann Nichols, P.O. Box 515, Lake City CO 81235

II. Geographic Information

County Property No.: R1149

9. P.M. *6th NM* Township 44N Range 4W SW4 of SW4 of NE4 of SW4 of Section 34
10. UTM reference
Zone 13 *08* 296940 mE *17* 4211600 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 39 Lot(s): 5-9 Legal:
Addition: _____ Year of Addition: _____
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2888 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: Chimney, porch, fence
21. General architectural description:
1-1/2 story front-gabled dwelling. Metal roof; brick fireplace chimney on south elevation; brick chimney in roof ridge. Walls clad in clapboards and trimmed in cornerboards. East elevation has centered entrance with triangular pediment, transom and paneled door; small deck with turned balustrade. Windows are 2-over-2 double hungs with triangular pediments, single and paired. Side-gabled 1-1/2 story addition built on rear in 1979 has balcony porch on south gable wall; French doors flanked by 1-over-1 windows in south-facing gable end; gabled section on northwest corner has two-story brick fireplace chimney. Circa 1980, front-gabled 1-1/2 story addition on north has 1-over-1 windows with triangular pediments. One-story hipped-roof porch in southeast ell is enclosed in screen. Foundation covered in horizontal board.
22. Architectural style/Building type: Greek Revival
23. Landscaping or special setting:
Large lot with tall cottonwoods along street edge and picket fence along edge of front yard.

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23. Landscaping or special setting:
Large lot with tall cottonwoods along street edge and picket fence along edge of front yard.
24. Associated building, features or objects:
Shed, circa 1876, *Privy + other shed*
One-story squared-log building with steeply pitched, metal roof; gable end clad in vertical boards. Roof structure may have been added to relatively flat roof. Entrance in east elevation.

page 3 indicates shed was reconstructed in 1984

IV. Architectural History

25. Date of construction Estimate: 1876 Actual: _____ Source of info: Interview with Mabel Cummings LeFevre, March 5, 1980.
26. Architect: None Source of info:
27. Builder/contractor: ~~Unknown~~ *T.L. Beam* Source of info:
28. Original owner: T.L. and Margaret Beam Source of info: Lake City SILVER WORLD, Sat., August 21, 1875, page 3
29. Construction history (major additions, alterations, demolitions):
Clapboards applied to exterior in 1882 (source: Lake City SILVER WORLD, Sat., January 7, 1882, page 3). 1-1/2 story addition wrapped around west and north, built in 1979, with screened porch at southwest. Source: Tax Assessor records.
30. Original location: Moved Date of move(s) *Circa 1980* *on previous page*

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:

Lake City SILVER WORLD chronicled the arrival of Thomas L. Beam and family in Lake City from Wilson County, Kansas, in the newspaper's August 21, 1875, edition. Accompanying T.L. Beam was his wife, Margaret, and year-old daughter, Daisy. Arriving late in the summer, the Beams prepared to spend their first winter in a covered wagon. Miners took pity on the young family, however, and insisted they move into a drafty log cabin for the winter months. According to the Beams' granddaughter, Mabel Cummings LeFevre, the family spent the remainder of the winter stuffing newspapers as chinking between the logs.

In 1876, according to Mrs. LeFevre, Tom Beam built the two-story hewn-log cabin which forms the basis of the present house. Tom and Margaret Beam's log cabin retained its hewn-log exterior until January, 1882, when Lake City SILVER WORLD reported "T.L. Beam is rebuilding his residence, Gunnison Avenue, and so transfiguring it that no trace of the former building can be recognized. Like the boy's jack-knife, it will be the same house even though it has a new wing addition, new outside covering and new inside lining, modernized doors, windows, dormers, etc." The result was a Greek Revival style structure with two four-over-four windows symmetrically aligned on either side of a front door with transom; symmetrical detailing continued with paired one-over-one windows on the upper floor of the gable front. The dormer referred to in the 1882 SILVER WORLD is actually a steep, south-facing side gable with pedimented one-over-one and two-over-two windows on the upper and lower levels.

Thomas L. Beam (1846-1923) and his wife, Margaret (Wooden) Beam, are notable Lake City pioneers. Mrs. Beam was one of only four women in the town at the time of her arrival in 1875 and consequently, according to her granddaughter, was quite popular at dances. Mr. Beam was joined in Lake City by a younger brother, Jesse Warren Beam, and the pair started an early sawmill and lumber yard on Bluff Street which, among other projects, supplied lumber for the Hough Block in 1882 and reconstruction of the Armory roof in 1886. Beam Bros. received the contract to furnish 500,000 feet of heavy timbering for construction of the Denver & Rio Grande's High Bridge and Elk Creek Bridge, located on the lower Lake Fork north of Lake City, in 1889.

During his long Lake City career, Tom Beam was a versatile businessman who worked at different times as an assayer, bicycle dealer, and undertaker. He and McClelland Fisher were co-discoverers of the Golden Wonder and Golden Mammoth mines on Deadman's Gulch south of Lake City in 1880. The men sold the Golden Wonder for \$110,000 in March, 1881, proceeds enabling the Beams to briefly move to Denver before returning to their Lake City home. Mr. Beam and his son, L.T. Beam, were the owners of Lake City's first automobile, a 1910 "Peerless" which they purchased in Denver and freighted to Lake City on the railroad.

Thomas Beam died at his Lake City home in 1923; his widow, Margaret Beam, continued to live in the house until moving to the home of a married daughter in Gunnison, Colorado, prior to her death in 1934. The Beam house was acquired by John H. Nichols in the early 1960s and received a major two-story clapboard-sided addition to the north and west in 1979. As designed, the original gable-facing portion of the house remains predominate, with 1979 additions consisting of a second, recessed gable with dormers to the north, and south-facing gable with wrap-around porch and upstairs balcony at the rear of the house. Construction of the rear addition included demolition of a single-story kitchen addition and small, south-facing porch with shed roof. Porch trim used on the wrap-around porch of the new addition replicates the trim of the original porch. Two brick fireplace chimneys have also been added to the house during the Nichols' family ownership, one near the southeast corner of the original house, and a second on the rear addition. A notable outbuilding adjacent to the alley at the Beam house is a hewn log cabin which evidently combined multiple purposes, including storage, coal and wood storage, and privy. The structure collapsed under heady snowload in January, 1884, and was reconstructed with an identical roof, including vertical board gable ends, in July, 1984.

36. Sources of information:

Interview with Mabel Cummings LeFevre, March 5, 1980; Lake City SILVER WORLD, Sat., August 21, 1875, page 3, Sat., January 7, 1882, page 3, Sat., May 6, 1882, page 3, Sat., June 9, 1883, page 3, Sat., February 14, 1885, page 1, Sat., August 14, 1886, page 3, Thurs., March 1, 1923, page 3, Thurs., February 8, 1934, page 2; Lake City PHONOGRAPH, Sat., January 16, 1909, page 1, Sat., March 5, 1910, page 1.

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 somewhat altered representative of the modest version of the Greek Revival style built in Lake City and other Colorado mining towns, as reflected in its symmetrical massing, clapboard siding, front-gabled roof, 2-over-2 double hung windows, pedimented window heads, and entrance transom. The log shed and privy 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, frame construction, and wood siding. The large yard with fence along the street edge and row of pre-1900 cottonwoods are important historic landscape features.

43. Assessment of historic physical integrity to significance:

Although somewhat altered by the 1979 addition, this dwelling retains its architectural integrity.

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

46. If the building is in an existing National Register district is it? (Lake City National Historic District)

Contributing

Contributing

Noncontributing

Noncontributing

VIII. Recording Information

47. Photograph numbers: Roll 18, frames 17, 18; roll 19, frames 10, 12; roll 23, frame 1; roll 28, frames 25-27; roll 29, frames 15-17

Negatives filed at: Lake City Town Hall

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

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

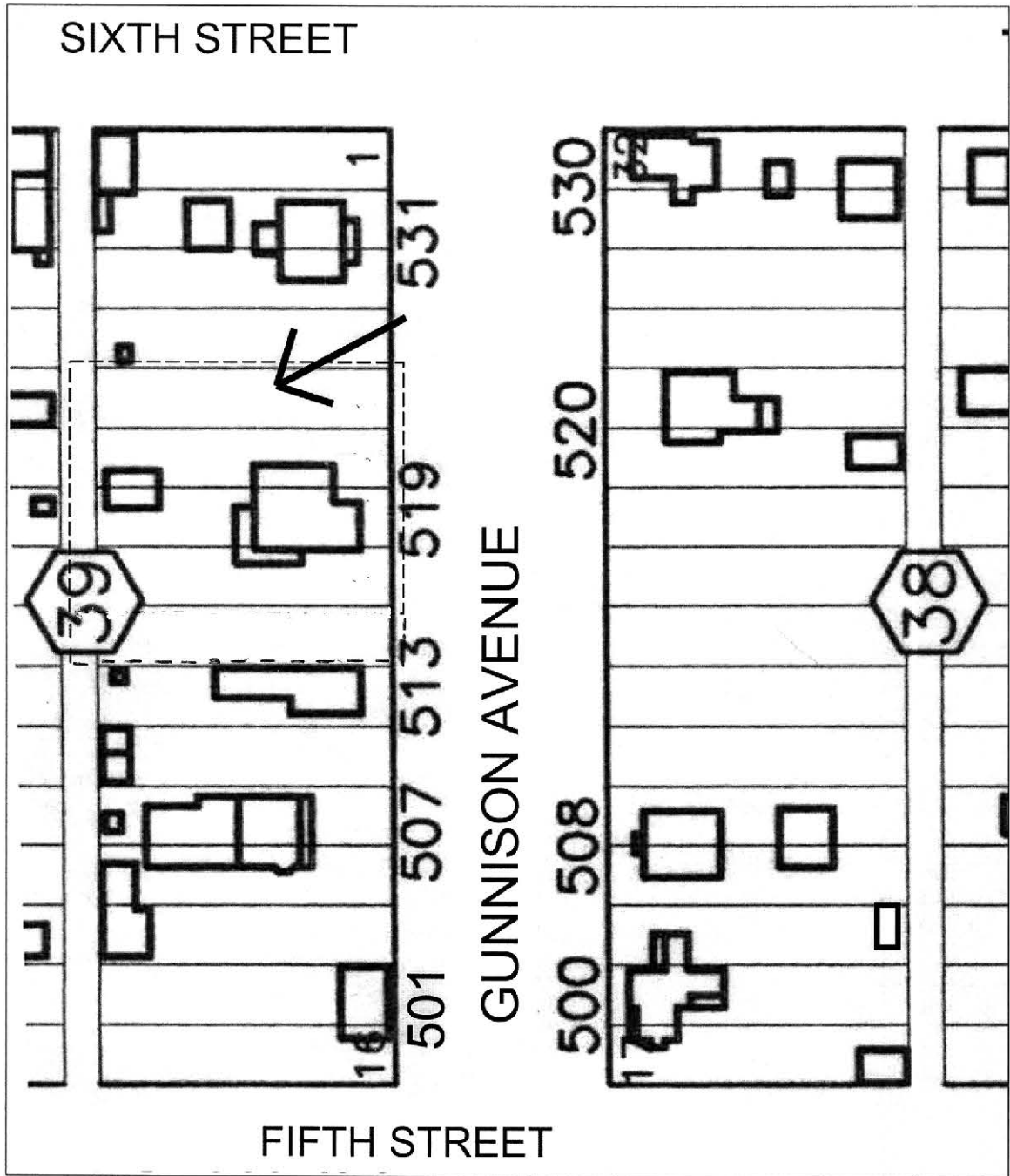
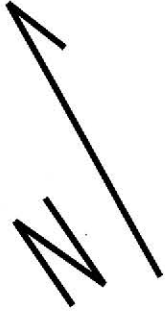
50. Recordors Cathleen M. Norman and Grant E. Houston

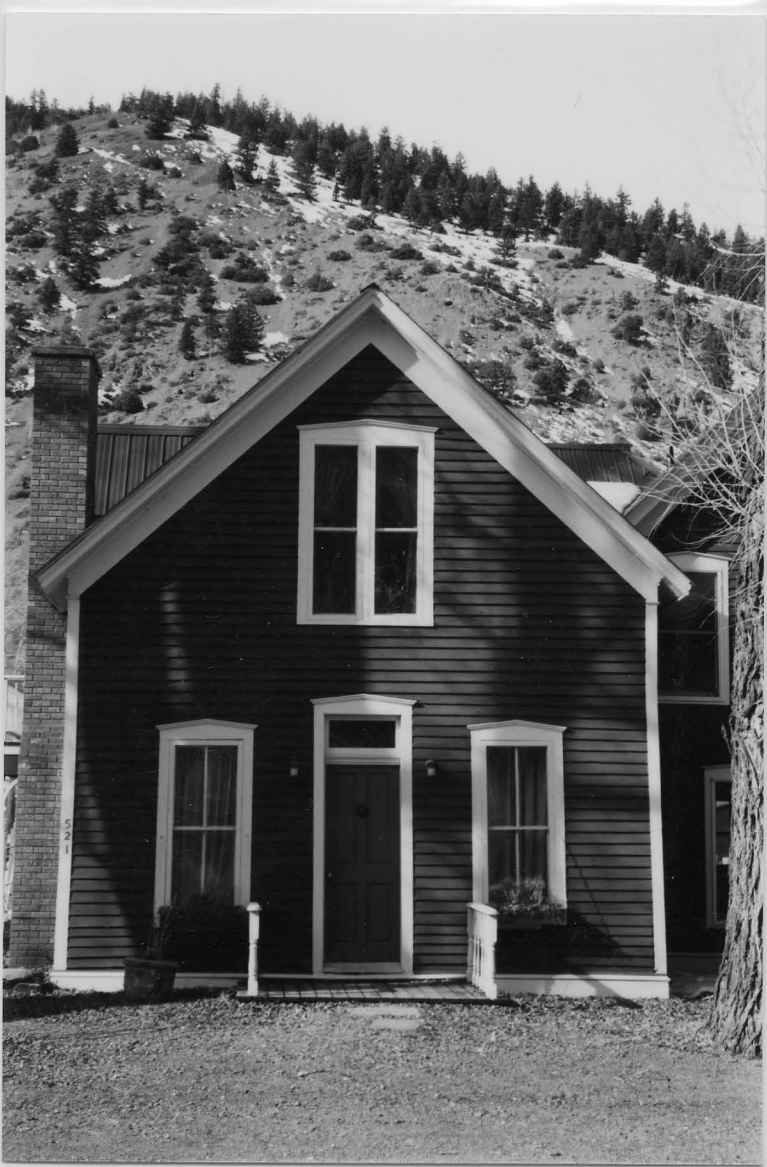
51. Organization: Town of Lake City

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





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