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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: 5HN68.182
2. Temporary resource number: 165
3. County: Hinsdale
4. City: Lake City
5. Historic building name: The Ranch
6. Current building name:
7. Building address: 332 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Stephen Johns, 7325 Old Mill Run , Fort Worth TX 76133

II. Geographic Information

County Property No.: R1067

9. P.M. 6th N M Township 44N Range 4W SW4 of NW4 of SE4 of SW4 of Section 34 27
10. UTM reference
Zone 13 57 296800 mE 4211420 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
12. Block(s): 54 Lot(s): 32 Legal:
Addition: Year of Addition:

13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 240 square feet
16. Number of stories: 1
17. External wall material(s): Log
18. Roof configuration: Side gabled
19. Roof material: Wood shingle
20. Special features: Porch
21. General architectural description:
One-story, side-gabled frame dwelling clad in log slab with corner board trim. Wood-shingled roof. Shallow, full-width, shed-roofed porch on south elevation shelters entrance. Windows are 4/4 woodframe sliders. Foundation enclosed in wood.
22. Architectural style/Building type: ~~Rustic~~ No style
23. Landscaping or special setting:

24. Associated building, features or objects:

This small dwelling was originally constructed by the Wupperman Family, owners of 330 Gunnison Avenue, as the residence for hired help.

IV. Architectural History

- 25. Date of construction Estimate: _____ Actual: 1939 Source of info: Conversation with Howard Brown, Lake City, April 18, 2003.
- 26. Architect: None Source of info:
- 27. Builder/contractor: Howard Brown and Ernie Masten Source of info: Conversation with Howard Brown, Lake City, April 18, 2003.
- 28. Original owner: Richard L. and Hildegard Wupperman Source of info: Conversation with Howard Brown, Lake City, April 18, 2003.
- 29. Construction history (major additions, alterations, demolitions):
Unaltered
- 30. Original location: Moved Date of move(s) _____

V. Historical Associations

- 31. Original use(s): ~~Seasonal dwelling~~ single dwelling
- 32. Intermediate use(s):
- 33. Current use(s): ~~Vacant~~ Seasonal dwelling
- 34. Site type(s):
- 35. Historical background:

Howard Brown had previously worked as a carpenter's assistant for Col. French at Lakeshore Inn when he was tapped for help by local carpenter Ernie Masten. Masten was employed by Hildegard Wupperman to build a single-room, log-sided cabin to the north of her house at 330 Gunnison. Brown was employed to assist putting the roof on the cabin in summer, 1939. According to Brown, materials for the cabin, including the log siding, were purchased from the Davis sawmill which was operating on Slumgullion Pass that summer. The small house was intended as quarters for the Wuppermans' African American cook. Mrs. Wupperman, according to Howard Brown, would not consider allowing the hired help live in her big house.

name?

Ernie Masten was paid 75-cents an hour for his work on the cook's house; as carpenter's assistant, Howard Brown had planned to ask for about 60-cents an hour for his work but was informed by the economically conservative Mrs. Wupperman that she was paying Masten, "the boss," just 50-cents an hour. "Based on that conversation," according to Brown, "I decided I'd better ask for just 35-cents an hour. It was only later that I learned the Wuppermans had actually paid him 75-cents an hour." As another example of the Wupperman's tight grasp on finances, Brown recalls that Lake City resident George Griffiths was often employed to assist with odd jobs such as hauling ashes or taking away the trash. When it came time for remuneration -- and rather than paying him a small hourly salary, Mrs. Wupperman rummaged through the closet and gave him one of her husband's old coats. C.R. Stevens acquired the Wupperman house, including 330 and 332 Gunnison in 1962. The small employee's cabin was retained by the Stevens daughter, Aldene Herman, and is now owned by Mrs. Herman's son, Stphen Johns. Summer employees of local businesses used the house as a rental for several summers and christened its informal name, "The Ranch."

- 36. Sources of information:
Conversation with Howard Brown, Lake City, April 18, 2003.

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, entertainment and recreation, architecture

40. Period of significance: 1939 - 1953

41. Level of significance: National State Local

42. Statement of significance:

This small dwelling is associated with the growth and development of summer tourism in Lake City from 1915 through the 1960s, following the local decline of hard rock mining. It is an example of a Rustic style small summer cabin as reflected by its small size, log exterior, and modest porch. It also reflects social standing and race relations upheld by the Wuppermans, summer residents from Texas.

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 24, frame 15A; Roll 26, frame 20; Roll 29, frames 11A, 12A Negatives filed at: Lake City Town Hall

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

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

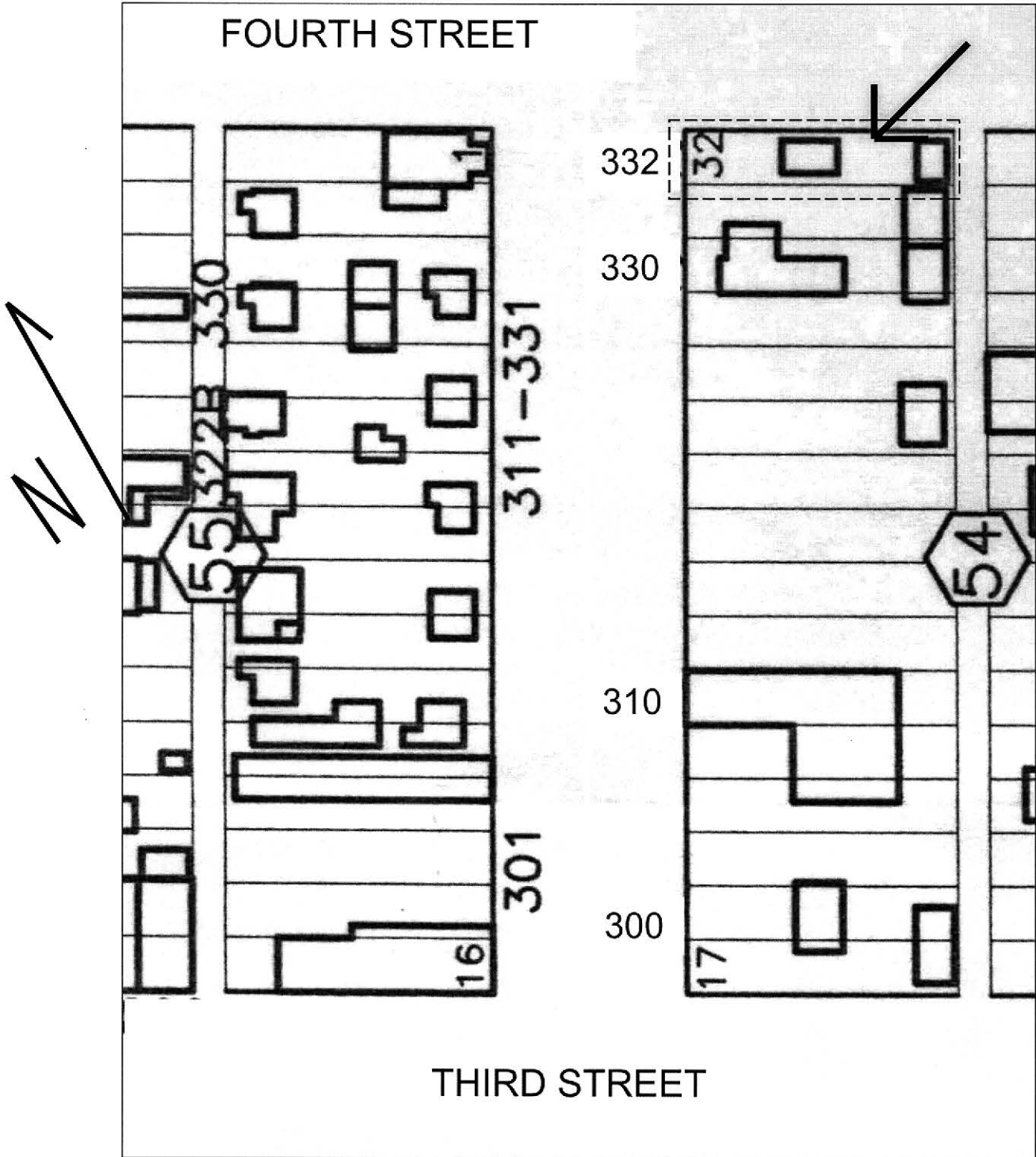
50. Recordors Cathleen M. Norman and Grant E. Houston

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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