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Architectural Inventory Form

- 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: 5HN68.116
2. Temporary resource number: 86
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Kellogg-Avery House Residence ^{or Avery Residence}
6. Current building name: Hatton, Line, & Brook Property
7. Building address: 425 Silver Street, Lake City, CO 81235
8. Owner name and address: Hatton, and Line, Brook, 1805 N Willison Street, Pampa TX 79065

II. Geographic Information

- County Property No.: R890
9. P.M. 6th NM Township 44N Range 4W NE4 of NE4 of SW4 of SW4 of Section 27
 10. UTM reference
Zone 13 296750⁴⁹ mE 4211590¹ mN
 11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
 12. Block(s): 41 Lot(s): 3-6 Legal:
Addition: Year of Addition:
 13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1732 square feet
16. Number of stories: 1-1/2, 1, 2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Side gabled
19. Roof material: Metal
20. Special features: Porch, chimney, fence
21. General architectural description:
One-story and 1-1/2-story, side-gabled frame dwelling. Composition and corrugated metal roof; walls clad in clapboards and trimmed in cornerboards. Concrete block fireplace chimney on north elevation built circa 1957. Front section is 1-1/2 story. Façade has centered entrance has paneled and glazed door, screen door, and transom. Most windows are 1-over-1 double hungs, paired; 4-over-4 windows in rear section. Entrance in south elevation has paneled and glazed door with transom above. Foundation covered in board.

On rear, original one-story, gabled-L section with two brick chimneys. North elevation has 4-over-4 double-hung window with pedimented window hood. Entrance in southeast ell has paneled and glazed door and screen door. Shed-roofed addition on west elevation has paneled door and shed-roofed section with south-facing elevation open.
22. Architectural style/Building type: No style / I-House
23. Landscaping or special setting:
Stone landscaping in rear yard. Low stone retaining wall creates small, elevated front yard along façade.

24. Associated building, features or objects:

Stable, circa 1900

1-1/2 story, front-gabled frame building. Roof of oxidized corrugated metal; walls covered in boards and narrow, lathed battens. Paneled door and gable end window in east gable wall. Shed-roofed addition on north. Stable doors on west elevation. Deteriorating remnants of one-horse sleigh on south side of building.

Shed/privy, circa 1900

One-story, front-gabled frame building. Roof of deteriorating boards; walls clad in board and batten. Swing-out board doors in north elevation. Small, gabled section on northwest corner is attached privy.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1875, Source of info: Lake City SILVER WORLD, Sat.,
1900 September 18, 1875, page 3, Sat.,
September 25, 1875, page 3; Record
Book Dispersal, Lake City Town
Company, 1875-1876

26. Architect: Unknown Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Dr. George A. Kellogg Source of info:

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

Shed-roofed addition on rear, pre-1900. Henry A. Avery significantly altered the 1875 dwelling by building a two-story, side-gabled frame addition built onto the front. Concrete block fireplace chimney added to north elevation by Lawrence and Melva Boynton circa 1957.

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

V. Historical Associations

31. Original use(s): Single dwelling

32. Intermediate use(s): Seasonal dwelling

33. Current use(s): Seasonal dwelling

34. Site type(s):

35. Historical background:

The original, back portion of 425 Silver Street and the neighboring residence to the north, 429 Silver, are both associated with first generation Lake City businessmen who relocated to Lake City in 1875 from Colorado Springs, Colorado. Dr. George A. Kellogg, owner of the original residence at 425 Silver, and his neighbor, A.F. Nye, both opened retail businesses in the downtown portion of Lake City in 1875 and both completed small frame residences near the southwest corner of Silver and Fifth streets in 1875. Although modified in following decades, the two neighboring houses are extremely early examples of residential frame architecture forming the nucleus of a mid-1870s residential neighborhood begun by Lake City businessmen.

George A. Kellogg was born in Ohio in 1837 and served in an Ohio Infantry unit during the Civil War. Tuberculosis contracted during the war was the impetus for his gradual westward migration from Ohio to Colorado Springs, Lake City and, finally, Salida, Colorado. The extent of Kellogg's medical training is unknown and it is uncertain whether he was ever a practicing Lake City physician or, more probably, used his medical training in connection with a retail store which sold drugs and prescriptions.

Kellogg was associated with Colorado Springs capitalist Smith C. Foote, the two men forming a retail partnership known as Foote & Kellogg which sold drugs, medicines, fancy goods, and toilet articles. The firm opened in a building which they constructed on Silver Street near Third in August, 1875 (no longer extant). Dr. Kellogg, according to the Lake City SILVER WORLD, had over 20 years experience at the prescription desk... "we feel safe in placing ourselves in his hands when in need of physic, and advise everyone else to do likewise."

Kellogg acquired Lots 3 and 4, Block 41, for \$5 apiece from the Lake City Town Company and in September, 1875, constructed a small gabled residence with clapboards. It is perhaps revealing that the land and house, appraised respectively \$400 for land and \$250 for improvement, were assessed to Dr.

Kellogg's father-in-law, John Goss, Geneseo, Illinois, in 1877. Thereafter, continuing until 1900 when the property was sold, the house and lots were assessed to either G.A. Kellogg or his wife, Maria R. Kellogg. The Lake City MINING REGISTER reported in June, 1883, that the front yard of Doc Kellogg's house "is blooming with royal old Kentucky blue grass... take a walk down Silver Street on the west side, and peep over Doc's fence." The Kelloggs moved to Salida, Colorado, where Mr. and Mrs. Kellogg died respectively in 1900 and 1897.'

G.A. and Maria Kellogg returned to Lake City only infrequently after moving to Salida. They retained their lower Silver Street home, however, with newspaper notations in 1898 that the home was occupied by a Mr. and Mrs. McNeal, followed by Mr. and Mrs. Ace Fairchild.

The home's appearance was significantly altered in 1900 when the lots and house were purchased by Lake City businessman Henry A. Avery. Avery proceeded to construct a two-story frame, side-gable residence on the front of Kellogg's single-story house. Henry and Mary Avery, and children, moved into their "handsome and commodious residence" in early October, 1900. Inspection of historic photos showing the Kellogg residence pre and post Avery addition show that the original 1875 structure was minimally altered by the remodel, although the 1875 portion of the house is obviously overshadowed by the adjoining two-story front. Avery's clapboard enlargement featured paired one-over-one widows and a centered entrance door with transom, while the older, asymmetrical portion of the house has four-over-four windows.

Henry A. Avery, who was born in Ohio in 1847, served as deputy postmaster in Pueblo, Colorado, before moving to Lake City in 1877. He was a well known and versatile businessman who accumulated a large portfolio of real estate, including mining properties, prior to his death in 1923. He and his wife, Mary (Watson) Avery, and children, occupied a series of rental properties prior to purchasing the Kellogg lots and house on north Silver Street in 1900. Avery was a prodigious builder of Lake City business buildings and, more than any other single individual, is personally responsible for the greatest variety of commercial architecture in the Lake City Historic District. The range of H.A. Avery's extant business buildings starts with the frame Avery & Rice Building (1877, 227 Silver) and Avery Stationery Building (1881, 300 Silver Street), and concludes with brick and concrete commercial buildings, 308 Silver and 307 Silver, both of which were built by Avery in 1901. Avery completed an addition to his home in December, 1903, by altering the roof line of the single-story kitchen (the old Kellogg house) with a room extension to the south. Following H.A. Avery's death in 1923, his widow used the house on an intermittent basis. Mrs. Avery died in 1941 and in 1944 the house and property was sold to seasonal visitor Meredith Jocelyn. The house narrowly averted burning in late April, 1946, in a mass conflagration which burned three 1-1/2 and two-story frame houses to the immediate south.

The house was sold to Midland, Texas, residents Lawrence and Melva Boynton for \$3,500 in 1957, the Boyntons expending \$10,000 over the following two years in one of the District's earliest historic preservation efforts. The Boyntons disposed of the large house in 1959 citing the fact they were inundated by houseguests. "All we did that summer was laundry," Mrs. Boynton later recalled, "we couldn't even go fishing or anything." Grey County, Texas, residents Fred Brook, J.C. Line and Everett Hatton bought the property in 1959 and are the current owners.

In addition to an interesting collection of 1875 and 1900/03 buildings, the Kellogg-Avery House is notable for its landscaping and backbuildings. Landscaping from Avery's early ownership and perhaps before segments the yard into a series of shallow platforms with rock retaining walls, one of which elevates the house from the front yard. Another rock retaining wall separates a kitchen vegetable garden area with rhubarb, horseradish, etc. located at the southwest corner of the property.

Outbuildings consist of a 1-1/2 story board and batten building abutting the alley which existed at the time of the 1902 Sanborn Insurance Map. The exact use of the structure is uncertain, possibilities being storage/workshop or living quarters for hired help; a block and tackle apparatus at the apex of the gable on the alley may indicate hay storage in the upper portion of the structure. A shed roof coal shed with exposed 2x4 supports is attached to the north side of the building. A separate outbuilding complex abutting the alley to the south includes gabled privy and side-gabled stable building with double alley door and vertical siding. With the exception of the privy, which is shingled, all alley buildings have rusted corrugated metal roofing, the roof of the stable structure being in very poor condition

36. Sources of information:

Lake City SILVER WORLD, Sat., July 31, 1875, page 3, Sat., September 4, 1875, page 3, Sat., September 18, 1875, page 3, Sat., September 25, 1875, page 3; Lake City MINING REGISTER, June 8, 1883, page 3; Salida MAIL, September 7, 1897, October 9, 1900; Record Book Dispersal, Lake City Town Company, 1875-1876; Hinsdale County tax rolls, 1876-1903; Sanborn Insurance Map of Lake City, Hinsdale County, October, 1902; Lake City TIMES, Thurs., October 6, 1898, page 3, Thurs., October 11, 1900, page 3, Thurs., December 10, 1903, page 3; Gunnison NEWS-CHAMPION, Thurs., September 14, 1944, Thurs., May 2, 1946, page 7, Thurs., August 13, 1959, page 2; Lake City SILVER WORLD, June 28, 1923, page 3, Fri., March 3, 1989, page 3.

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: 1875 - 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 was the residence of two prominent Lake City residents: physician and pharmacist Dr. George A. Kellogg (1875 - ca 1885); and merchant and builder Henry A. Avery (1847 - 1923). 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, hipped roof, gabled roof, porch, 2-over-2 double hung windows and lack of architectural details that indicate a particular style. The alley outbuildings are significant as a reflection of residential lifestyles during the mining era.

The Kellogg-Avery house is the sole survivor of four large houses built on the west side of the 400 block of Silver Street in the late 1800s. Residences at 407 Silver, 411 Silver, and 417 Silver were lost to fire in 1946.

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. The large, front addition was built during the period of significance and reflects how some residences were enlarged at the turn of the century by subsequent owners.

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 6, frames 12-24; Roll 30, frame 18A, 19A Negatives filed at: Lake City Town Hall

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

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

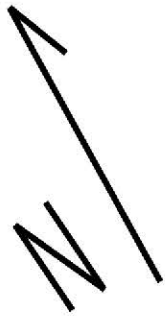
50. Recorders Cathleen M. Norman and Grant E. Houston

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





SHN.68.116
Privy, Shed, Stable 2003





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Stable Door 9/2002

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