

SHF  
S  
A  
B  
G  
H

# 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: 5HN68.166
2. Temporary resource number: 149
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Mallon-Wupperman House~~ Lyons Residence ~ Mallon Residence N Wupperman Residence
6. Current building name:
7. Building address: 330 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Glenda Skinner, P.O. Box 66, Lake City CO 81235

## II. Geographic Information

9. P.M. 6th <sup>NM</sup> Township 44N Range 4W <sup>NE</sup> SE4 of SE4 of SW4 of SW4 of Section 34 County Property No.: R858
10. UTM reference  
Zone 13 <sup>51</sup> 296880 mE <sup>388</sup> 4211410 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 54 Lot(s): 27-31 Legal:  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2630 square feet
16. Number of stories: ~~4-1/2~~ 2
17. External wall material(s):
18. Roof configuration: Front gabled
19. Roof material: Composition
20. Special features: Porches, fence
21. General architectural description:  
Long, ~~1-1/2~~ story, front-gabled frame dwelling; front portion built in 1875 and rear section circa 1935. Composition roofing. Walls clad in clapboards with corner board trim. West gable end has friezeboard, carved ornament, and 1-over-1 window. Most other windows are 6-over-6; half-hipped bay window on south façade contains 4-over-4 double hung windows. Circa 1939 shed-roofed living room addition on north elevation; has a fireplace chimney of riverstone on the north wall and a west-facing entrance with paneled door, sheltered by circa 1975 gabled entry porch with diamond/fish scale shingles in the gable end, turned posts, turned balustrades, simple frieze, and decorative brackets. South elevation has entrance toward rear with circa 1975 gabled entry porch with turned posts, turned balusters and spindlework frieze. East gable wall has: gable end ornament similar to west gable; second story entrance accessed by wooden staircase and landing with plain balusters built circa 2000. Foundation covered in horizontal board.
22. Architectural style/Building type: No style
23. Landscaping or special setting:  
Large property is enclosed in picket fence.

24. Associated building, features or objects:

Shed, circa 1930

One-story, side-gabled frame building clad in board and batten. Full-width porch on west elevation has centered entrance with paneled and glazed door, and multi-lite window.

Privy, circa 1930

Small, shed-roofed frame building. Metal roof; walls clad in vertical boards. Door of vertical boards has quarter moon painted on it. Decorative shingles at roof edge on west elevation.

Garage, 1960

One-story, front-gabled frame building roofed in wood shingles and clad in horizontal lapped siding. Garage door and gabled carport extension on south elevation has shingled gable end.

Shed 2, circa 1985

One-story, frame, side-gabled building roofed in metal and clad in board and batten.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1875 Source of info: Lake City SILVER WORLD, Sat., November 13, 1875, page 3, Sat., January 15, 1876, page 3.

26. Architect: None Source of info:

27. Builder/contractor: J. B. Lyons Source of info: Lake City SILVER WORLD, Sat., November 13, 1875, page 3

28. Original owner: J. B. Lyons Source of info: Lake City SILVER WORLD, Sat., November 13, 1875, page 3

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

1-1/2 story, gabled addition on rear (east) circa 1935. One-story, shed-roofed addition on north elevation with stone fireplace chimney, circa 1939. Windows replaced with 6-over-6 woodframe windows possibly during the 1935 - 1939 expansion. Gabled entry porches added on south and west elevations; bay window built south elevation circa 1975. Second story stairs and landing built circa 2000.

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

#### V. Historical Associations

31. Original use(s): Single dwelling

32. Intermediate use(s):

33. Current use(s): Single dwelling

34. Site type(s):

35. Historical background:

H.E. Turner and J.B. Lyons were principals in a Lake City-based construction firm which specialized in heavily reinforced industrial construction, specifically mills and smelters. The firm Turner & Lyons is credited with building the Croke Smelter, including the massive, six-story concentrator building, in 1876; also in 1876, Turner & Lyons received the contract to construct 17 bridges which were built across serpentine Henson Creek along a four-mile stretch between Lake City and Alpine Creek. Turner & Lyons also received contracts for commercial and residential structures. J.B. Lyons was the contractor on an addition to the Prowers & Hough Store, 301 Silver, in 1879; principals in the firm, H.E. Turner and J.B. Lyons, also contributed to today's Lake City Historic District by leaving residences which they built for their own use. H.E. Turner -- perhaps predictably given his penchant for stout timber construction -- was the builder of an extant hewn log house with clapboard siding, 513 Gunnison, which he built in 1877. J.B. Lyons preferred frame construction for his two-story clapboard-sided house which forms the basis of the present Mallon-Wupperman House, 330 Gunnison.

Lake City SILVER WORLD reported Lyons was at work on the house in October and November, 1875, followed by a note in the January 15, 1876, edition of the newspaper in which it is stated Lyons' Gunnison Avenue residence "is nearly completed and adds much to the appearance of that street." J.B. Lyons departed Lake City in mid-January, 1880, en route to Pitkin, Gunnison County, where it was stated he intended to "put up several store buildings for next season's business." Lyons sold the Gunnison

Avenue residence and lots to an Irish immigrant, Bernard Mallon, in January, 1880, and the property remained in the Mallon family until 1921 when it was sold to Richard and Hildegarde Wupperman. Mr. Mallon was a miner at the Ocean Wave Mine on Henson Creek; he died in an explosion at the mine in August, 1889, after sparks from his pipe fell into a box of dynamite caps. Mallon's widow, Hannah Burns Mallon, continued to live in the house, the exception being used when she lived in Pueblo, Colorado, and used the property as a rental. Similar to other residences in the Lake City Historic District, vacant lots owned by the Mallons adjoining their house were cultivated for garden truck. In October, 1886, it was reported Barney Mallon had grown "1,500 or 1,600 pounds of potatoes from his little garden patch."

Following Hannah Mallon's death in 1910, the house was inherited by her children and used alternately by the Mallons and as a rental. The Mallons' daughter, Sadie Mallon McCarthy, owned the property until 1921 when it was sold to summer visitors Richard L. Wupperman (1863-1949) and his wife, Hildegarde. The transfer of property title from Mrs. McCarthy to the Wuppermans is an historic milestone in the evolution of the Lake City Historic District. Rather than acquiring the Victorian-era structure as a year-round residence or for speculative purposes, the Wuppermans made the purchase with the intent of acquiring a seasonal residence to entertain out-of-town and local friends, as a base to fish and hike, and a place to spend cool summers away from their home in Seguin, Texas. It represents an important demarcation point in Lake City area history and can perhaps be viewed as the start of a seasonal, second-home industry in the Lake Fork Valley which continues to the present.

Richard and Hildegarde Wupperman were well-to-do Texas visitors who were vacationing in Lake City for a portion of the summer as early as 1915. Mr. Wupperman was involved in the banking business and had German industrial interests, including the manufacture of Wupperman enamelware and Angastura-bitters. In late July, 1915, the couple stopped at the Pueblo House Hotel as part of a "pleasure tour in the mountain states... taking in the scenic views and attractions in this vicinity." Despite a buggy accident near the lake which tossed horse, buggy and occupants down a 50' embankment, the Wuppermans apparently enjoyed their first Lake City visit and returned every summer thereafter until Mr. Wupperman's death in 1949.

After her husband's death, Mrs. Wupperman continued to return to her Lake City summer home. She donated money for a fishing lake and gave funds for the development of the county-owned Wupperman Campgrounds at Lake San Cristobal. Starting in 1915, the Wuppermans gradually extended their Lake City visits to the entire summer and early fall. Prior to acquiring the Mallon house on Gunnison Avenue, they rented quarters, including one summer when they leased upstairs rooms in the Gardner House, 530 Silver Street, from Mrs. Josephine Gardner. The arrangement was an unhappy one, however, and Mrs. Wupperman ended the rental after Mrs. Gardner balked at daily cleanings of the outdoor privy.

After purchasing the Mallon property, the Wuppermans gradually renovated and improved the house, including construction of a large living room addition with native rock fireplace which was added to the north side of the house in June, 1939. It was reported in July, 1940, that Rondo Wilson was digging a new well at the Wupperman house as part of an up-to-date bathroom addition being built by local carpenters Henry Carman and Marvin Hand on the north side of the house. Entertaining and property upkeep required the services of an African American cook and yardman who accompanied the Wuppermans from Seguin for the summer months; summer employees were housed in an adjacent cabin, specially built, log-sided house on the north side of the property, 332 Gunnison.

Health concerns prompted Hildegarde Wupperman to sell the Gunnison Avenue house in 1955. Subsequent owners were Aldredo, Texas, residents Andy and Mary Lee Nixon (1955), C.R. Stevens (1962), and Bill and Betty Aiken. The Aikens, followed by the most recent owner, Kab Brewer, completed a remodel of the house which included addition of ca 1975 gabled spindlework porches on the front and south, bay window on the south elevation, and ornaments in the front and back gable ends. Aikens also added a garage and attached carport at the rear of the property, renovated a c. 1900 privy, and constructed a side-gabled, single-story frame building with shed roof extension for use as a writer's studio.

36. Sources of information:

Hinsdale County tax rolls, 1877-1921; Lake City SILVER WORLD, Sat., November 13, 1875, page 3, Sat., January 15, 1876, page 3, Sat., May 20, 1876, page 3, Sat., July 8, 1876, page 2, Sat., August 19, 1876, page 2, Sat., January 17, 1880, page 3, Sat., January 31, 1880, page 3, Sat., October 2, 1886, page 3; Lake City SENTINEL, August 3, 1889, page 3; Lake City TIMES, Thurs., August 5, 1915, page 3, Thurs., August 19, 1915, page 2; Gunnison NEWS-CHAMPION, Thurs., June 22, 1939, page 8, Thurs., June 20, 1940, page 8, Thurs., July 4, 1940, page 6, Thurs., November 10, 1949, page 6, Thurs., June 29, 1955, page 7, Thurs., June 13, 1956, page 4, Thurs., August 23, 1962, page 5; Denver POST., Mon., September 5, 1955, 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, entertainment and recreation, architecture

40. Period of significance: 1875 - 1904, 1921 - 1953

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 an altered representative of the vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, gabled roof, lapped siding, and lack of architectural details that indicate a particular style. It was constructed by prominent local builder J. B. Lyons as his private residence.

This property is also associated with the growth and development of recreation and tourism at Lake City from 1915 through the 1960s, following the local decline of hard rock mining. The Mallon-Wupperman House typifies enlargements and improvements, such as the stone fireplace chimney, made to mining-era dwellings as summer residents accommodated them to summer living and extensive entertaining.

43. Assessment of historic physical integrity to significance:

Although somewhat altered, the Mallon-Wupperman House retains its architectural integrity. The alterations are significant as reflections of how summer residents expanded small, mining-era dwellings for extended family use and entertaining.

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 \_\_\_\_\_

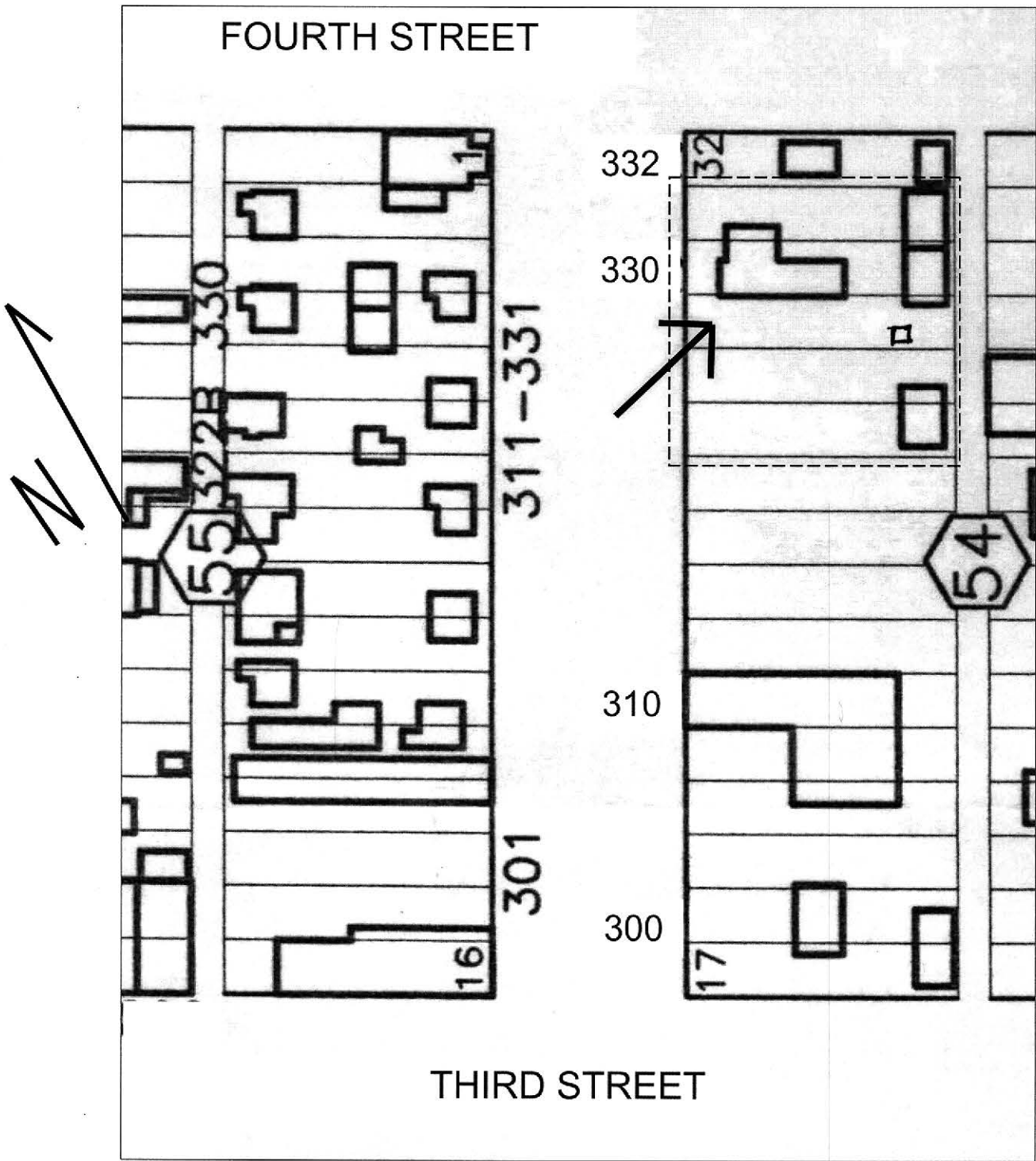
If there is National Register district potential, is this building  Contributing  Noncontributing

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, frames 16A-18A; Roll 26, frames 18, 19, 37; Roll 31, frames 35A, 36A      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**





5HN.68.1166  
96002



5HN.68.166

9/2002

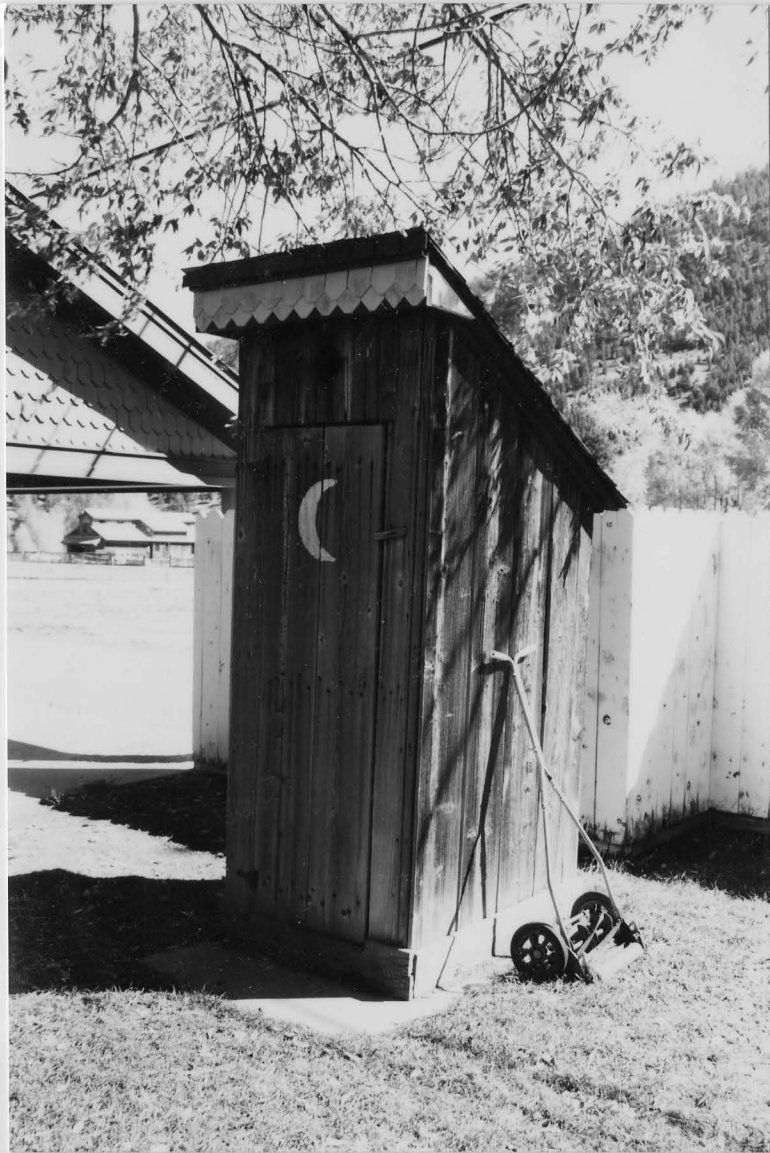




5HN.68.166  
Shed 1 9/2002



5HN.68.166  
Shed 2 9/2002



5HN.68.166  
Privy 9/2002



5HN.68.166  
Chimney 9/2002