

Architectural Inventory Form

Official Eligibility Determination
(for OAHF 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: 5HN68.40
2. Temporary resource number: 92
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Steinbeck-Nettleton House
6. Current building name:
7. Building address: 509 Silver Street, Lake City, CO 81235
8. Owner name and address: Edwin and Mary Nettleton, P.O. Box 22 , Lake City CO 81235

II. Geographic Information

County Property No.: R1251

9. P.M. 6th Township 44N Range 4W NE4 of SE4 of NW4 of SW4 of Section 27
10. UTM reference
Zone 13 296790 mE 4211680 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 40 Lot(s): 11-13 Legal: Block 40, S 1/2 of lot 11 & lots 12-13
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 0 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: Porch, chimney, decorative shingles
21. General architectural description:
1-1/2 story, front-gabled frame dwelling. Metal roof with brick chimney in roof ridge. Walls clad in clapboards and trimmed in cornerboards. Gable end is clad in fishscale, diamond, and variegated shingles and trimmed in barge boards. It contains paired double-hung windows with bracketed hoods. Full-width, half-hipped porch has wood shingled roof supported by classic columns. It shelters an off-center entrance with transom, paneled and glazed door, and storm door. Façade has paired 1-over-1 double hungs; other windows are also 1-over-1 double hungs. Stone foundation.

On south is two-story, 1994 addition with five-sided, conical-roofed tower at southeast corner. Tower has 1-over-1 window in each wall; fish scale, diamond, and variegated shingles. Addition entrance is primary house and tower; has a paneled and glazed door with dentil band above. A long, 1-1/2-story shed-roofed addition built on the rear in 1991 has south facing windows and entrance and balcony connecting to original house
22. Architectural style/Building type: Queen Anne
23. Landscaping or special setting:

24. Associated building, features or objects:

Stable, circa 1895

One-story, side-gabled frame building composed of two sections. Wood roof, clad in board and batten.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1892 Source of info: Lake City TIMES, Thurs., March 17, 1892, page 1, Thurs., April 14, 1892, page 1, Thurs., June 16, 1892, page 1.
26. Architect: Jefferson John Marsh Source of info: Lake City TIMES
27. Builder/contractor: Jefferson John Marsh Source of info: Lake City TIMES
28. Original owner: James F. Steinbeck Source of info: Lake City TIMES
29. Construction history (major additions, alterations, demolitions):
Kitchen addition on rear, 1902. 1-1/2 story rear addition, 1991. Tower addition built on southeast corner, 1994.
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:

James F. Steinbeck, a pioneer of the San Juan mining region and Lake City Postmaster from 1891 to 1901, contracted with local builder J.J. Marsh to build this front-gabled Queen Anne style residence in 1892. The Lake City TIMES avidly followed progress on the building project, beginning in March, 1892, with announcement Postmaster Steinbeck had acquired property from W.H. Sammons to the north of the J.B. Brooks cabin.

Work on the two-story, 24x30' residence began March 14, 1892, when stone for the foundation was hauled to the site and set in place; by the second week in April, 1892, the Lake City newspaper reported the "house is going up quite rapidly, with O.A. Baker starting work on chimneys and interior plastering in early May on what was described as 'one of the handsomest residences in town.'" On June 16, 1892, the TIMES reported Postmaster Steinbeck and family were in the process of moving into their new home.

James F. Steinbeck (1853-1925) was a native of Stockton, California, who learned the printers' trade in New York. He came west to Silverton, Colorado, in 1883 and served as a town trustee at Animas Forks, Colorado, prior to relocating to American Basin on the upper Lake Fork in the mid-1880s. He was a successful prospector and mine promoter. Some of his better known properties including the Pelican and Bon Homme mines near American Basin, as well as Cazique at Mineral Point, and Black Crook-Hiwassee group near the Golden Fleece Mine. He married Marie Russell in 1884 and moved the family to Lake City in 1888. He was appointed Lake City Postmaster replacing Edwin H. Biggers on March 18, 1891, and continued in office until March 1, 1897, when he was briefly replaced by George F. Gardner. Steinbeck was reappointed Lake City Postmaster May 13, 1897, and continued until he was replaced by Wesley H. Ogle on July 18, 1901. Steinbeck was a prominent members of Crystal Lake Masonic Lodge in Lake City and, as a great patriot with multiple sons serving in the armed services, displayed an American Flag from a flagpole which was prominent in the front yard of his Silver Street home.

J.F. Steinbeck died at his residence in March 1925; the property passed to his son, James R. Steinbeck. Following the younger Steinbeck's death in 1963, the house was sold to John L. and Mesa Verda (Mendenhall) Davidson. According to Davidson, the one-story kitchen addition at the rear of the house originated on a boarding house elsewhere in Lake City and was relocated to the property post-1900. The kitchen addition is evident in the October, 1902, Sanborn Insurance Map for Lake City. Current owners are Ed and Mary Nettleton who acquired the property through a bank via John Davidson's daughter, Charlene Stroup. The Nettletons built an addition incorporating the back kitchen in 1991 and in 1994 completed a two-story addition to the south of the original structure which included a Queen Anne style tower with conical-shaped roof.

An extant side-gabled outbuilding used for storage and stable is depicted on the 1902 Sanborn Map and continues to be used today as storage and workshop; also retained on the property is the c. 1892 privy with ventilator and gabled shingled roof

36. Sources of information:

Lake City TIMES, Thurs., March 17, 1892, page 1, Thurs., March 24, 1892, page 1, Thurs., April 14, 1892, page 1, Thurs., May 19, 1892, page 1, Thurs., May 5, 1892, page 1, Thurs., June 16, 1892, page 1; Lake City SILVER WORLD, November 5, 1887, page 3; Lake City SENTINEL, October 27, 1888, page 3; Lake City MINING REGISTER, Fri., May 9, 1884, page 3; Marie Doran White Scrapbook, undated March, 1925, newspaper clippings from Grand Junction SENTINEL and Lake City SILVER WORLD; Gunnison NEWS-CHAMPION, Thurs., October 10, 1963, page 3, Thurs., May 17, 1973, page 2; General Services Administration correspondence dated May 22, 1974, "Postmasters of Lake City, Colo. 1875-1954"; Sanborn Insurance Map of Lake City, Hinsdale County, October, 1902.

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

40. Period of significance: 1892 - 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 vernacular design in Lake City during this period, as reflected in its clapboard materials, bargeboard trim on the gable edges, and decorative shingles in the gable ends.

43. Assessment of historic physical integrity to significance:

The addition on the south elevation has substantially altered this building, although the original dwelling retains its architectural integrity, as reflected in the original scale, roof form, clapboard exterior materials, windows, and decorative trim.

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 5, frames 11A, 20A, 23A 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

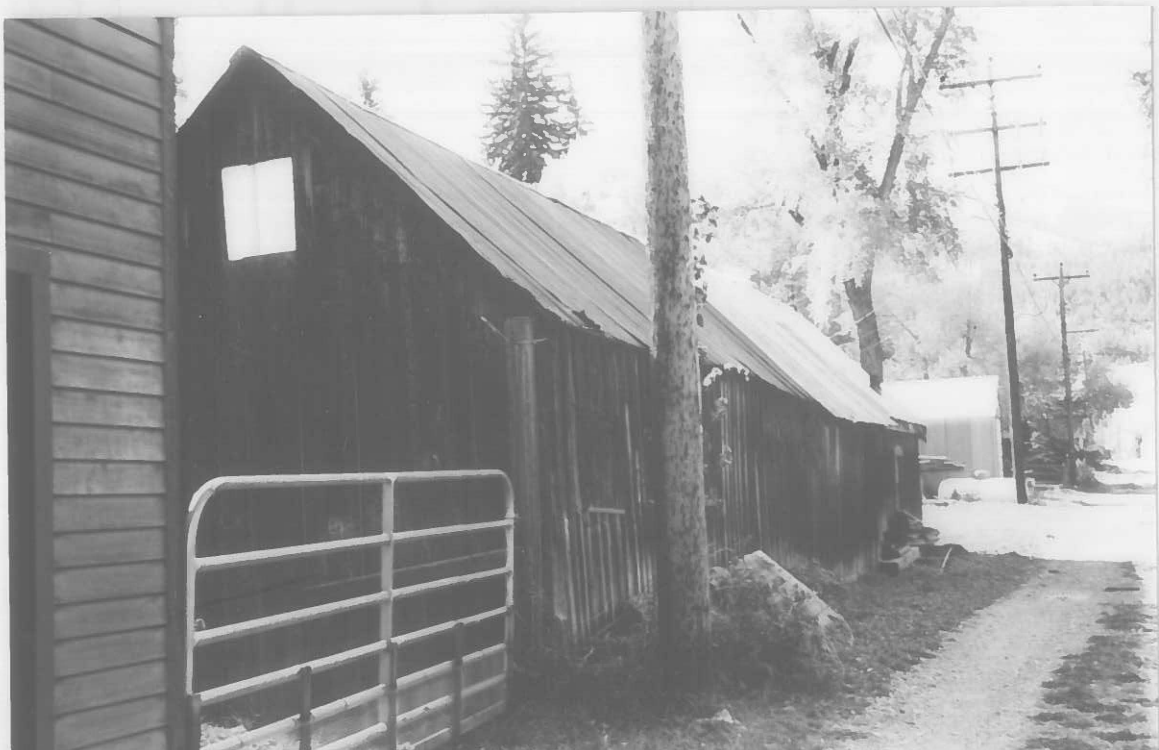
52. Address: 230 Bluff Street, Lake City CO 81235

53. Phone no. (970) 944-2333

Colorado Historical Society - Office of Archaeology and Historic Preservation
1300 Broadway, Denver CO 80203 (303) 866-3395



NOT TO SCALE



(207) 886-3100

STYLE NO. 46-6F

