

SHF  
G/B/AC  
/HP

# 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

.100

1. Resource number: 5HN68.13
2. Temporary resource number: 170
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Rawlings-Perry House~~ Ramsey Residence ~ Rawlings Residence ~ Perry Residence
6. Current building name:
7. Building address: 409 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Steven and Fran Ostrom and John and Mary Ann Resch, 800 North Old Robinson Road, Waco TX 76706

## II. Geographic Information

County Property No.: R1281

9. P.M. 6th Township 44N Range 4W SE4 of NE4 of SW4 of SW4 of Section 34 27
10. UTM reference  
Zone 13 296840 mE 4211510 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
12. Block(s): 42 Lot(s): 11-12 Legal:  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1411 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood
18. Roof configuration: Gabled
19. Roof material: Metal
20. Special features: Porch, chimney, garage
21. General architectural description:  
1-1/2 story frame gabled dwelling with steeply pitched roof. Metal roof; ornaments in gable ends; masonry fireplace chimneys faced in stone in east and north elevations. Walls clad in board and batten. Windows are newer fixed-sash, woodframe. Shed-roofed porch in southeast ell has square posts with plain wood balustrade. In northeast ell is shed-roofed carport. 1-1/2 story rear addition has small door in upper story of south elevation accessed by small deck and wooden staircase. Foundation not visible.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:

Stable/garage, circa 1900

One-story front-gabled building. Composition roofing, walls clad in board and batten. Garage door on east elevation. Ornament in east gable end.

At southeast of dwelling, sign base faced in same stone has metal posts.

**IV. Architectural History**

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1902 Source of info: Hinsdale County tax rolls, 1877-1948

26. Architect: None Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Vernie K. Ramsey Source of info: Hinsdale County tax rolls, 1877-1948

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

Gabled addition built on rear, prominent masonry fireplace faced in moss rock constructed on east elevation, board and batten siding applied, and carport added, circa 1968.

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:

Vernie K. Ramsey was among a group of prolific, ever-active Ramsey brothers who formed the Ramsey Building Co. in the late 1890s. The firm was responsible for construction of mill buildings, commercial and residential structures from the late 1890s through approximately 1910. V.K. Ramsey built this single-story frame house in 1902 on a speculative basis and in June of that year sold the house and two lots to George W. and Sophie Rawlings for \$1,200. As built by Ramsey, the cross-gabled house originally closely resembled the configuration of the neighboring Green House to the south (1902, 401 Gunnison) and may be indicative of the fact Ramsey Bros. were contractors on both structures.

*? or had it built?*

As part of a late 1960s remodel, the bay window and shingles were replaced with a large fireplace clad in native rock constructed by brothers Tub Carl and Jim Carl. It was also at this time that additions were constructed to the rear of the house, window alignment changed, and an attached carport added at the north corner of the building. The house's original clapboard siding was also replaced with the present board and batten siding.

The home's first owner was George W. Rawlings who owned a second hand store in downtown Lake City. Mrs. Rawlings was an invalid and, after her death in 1917, the property was sold to Harry Youmans, a well known Lake Fork rancher and owner of the local sawmill. Youmans traded the property to Ellen R. Pickett in 1922 in exchange for a 160-acre ranch owned by Pickett seven miles north of Lake City. One of the home's more colorful owners was Maggie Ford Perry who acquired the property from Ellen Pickett in 1928. Mrs. Perry came to Lake City in 1903 after abandoning her husband and young daughter in St. Louis, Missouri; she later worked in a Bluff Street brothel, part of the time caring of an invalid sister, Mary Seager, who died of syphilis in 1905.

She married local saloonkeeper Bert Perry in 1907 and, following retirement, moved to this house. Later owners of the Rawlings-Perry house were Guy Huntsman and Mike Pavich. Bill and Alto Hendrick, Tulsa, Oklahoma, purchased the house and lots in the late 1960s and remodeled the house for combined use as seasonal residence and antique shop. Later owners were James and Mary Ann Underwood, who continued the antiques business prior to sale to the current owners, Jack and Mary Reich, who use the multi-unit house as a rental known as Twin Peaks.

36. Sources of information:

Hinsdale County tax rolls, 1877-1948; Lake City TIMES, Thurs., August 6, 1903, page 3; SILVER WORLD & Lake City TIMES, Thurs., November 15, 1917, page 3; Lake City SILVER WORLD, Thurs.,

**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: 1902 - 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. Although its architectural integrity has been compromised by additions and application of board and batten, it represents the evolution of mining-era dwelling to summer residence.

43. Assessment of historic physical integrity to significance:

Recent alterations have diminished the architectural integrity of this building.

**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 16, frame 24; Roll 17, frame 1 - 4 Negatives filed at: Lake City Town Hall

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

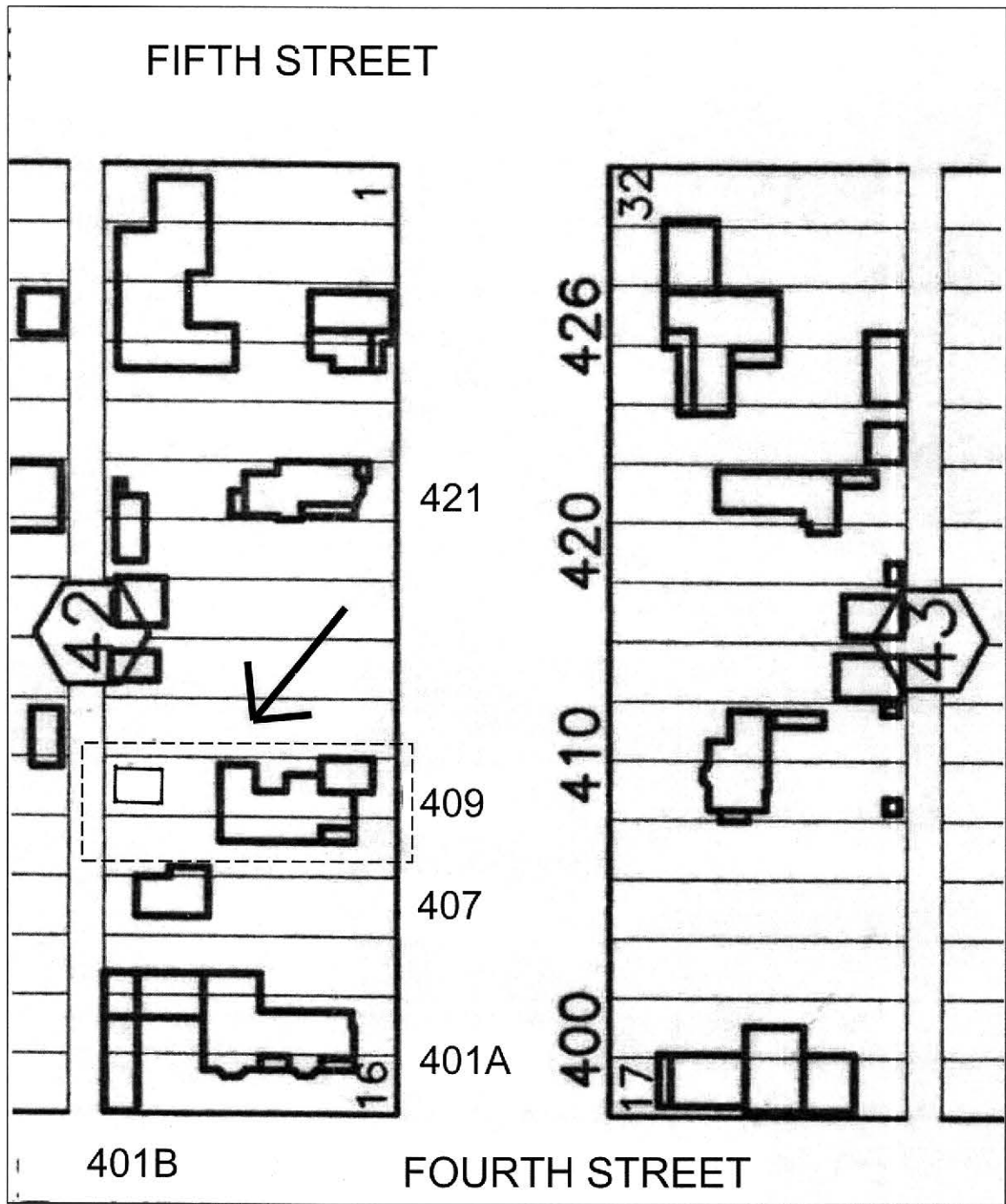
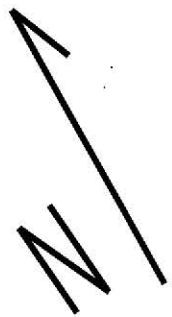
49. Date(s): September 2002 - June 2003

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**



5HN68.13<sup>.100</sup>

409 Gunnison Avenue



5HN.68.100  
9/2002





5HN.68.100  
9/2002



5HN.68.100  
Stable/Garage 9/2002

