

JHF
S
A
B
C
E
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: 5HN68.31
2. Temporary resource number: 58
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Kennedy Store, Parker House~~ *Dry Goods*
6. Current building name: John Wagner Public Library *Hinsdale County Public Library*
7. Building address: 221 Silver Street, Lake City, CO 81235
8. Owner name and address: Hinsdale County - Board of County Commissioners, P. O. Box 277, Lake City CO 81235

II. Geographic Information

9. P.M. *6th NM* Township 44N Range 4W *SE4* of ~~SW4~~ of *SW4* of SW4 of Section 27
10. UTM reference
Zone 13 *46* 296630 mE 4211310 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
12. Block(s): 57 Lot(s): 6 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1320 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: False front
19. Roof material: Asphalt
20. Special features: Decorative cornice
21. General architectural description:
One-story, front-gabled frame building with false-front facade. Metal roof. False front is clad in clapboards; has a bracketed cornice. Façade has centered recessed entrance with paired paneled and glazed doors; fixed two-lite window above. Façade has two large, fixed-sash 9-lite windows framed by paneled square supports with capitals; kickplates below. Boardwalk in front. Rear addition with shed roofs; is clad in vertical wood siding; has south-facing clerestory windows.
22. Architectural style/Building type: False Front Commercial
23. Landscaping or special setting:

24. Associated building, features or objects:
Shed, circa 2000
Small, front-gabled frame building roofed in metal and sided in hardboard. Newer paneled and glazed door.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1876 Source of info: Hinsdale County tax rolls, 1877-1883
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Moritz Rich and Louis Kafka Source of info: Hinsdale County tax rolls, 1877-1883
29. Construction history (major additions, alterations, demolitions):
Rear section of building finished as an apartment circa 1990. Tax Assessor records. Metal roof.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Specialty store
32. Intermediate use(s): Specialty store, business offices (telephone), residence
33. Current use(s): Library
34. Site type(s):
35. Historical background:

Pioneer sawmill owner John Gebert owned unimproved Lot 6, Block 57, in 1875. By the following year, however, the land had been transferred to local businessmen Moritz Rich and Louis Kafka. As clothing merchants, Rich & Kafka, owned Lot 7 (221 Silver) and adjoining Lot 6 (223 Silver). In 1877 the men were taxed based on a combined assessment of \$2,500 for land and improvements on the two lots.

As part of a three-unit business block, 221 Silver was leased in March, 1877, to Samuel Wendell for use as his Miners Boot and Shoe Store. Wendell was associated with H.C. Beatty in the Silver Street shoe business until June, 1882, when he bought out his partner and continued it until selling to Peter P. Kennedy in 1885. Wendell, like a majority of other Lake City businessowners, dabbled in mining and at one time owned a stake in the promising Golden Fleece Mine at Lake San Cristobal. The mine was originally staked as the Hotchkiss by Lake City town founder Enos T. Hotchkiss in August, 1874, and was the impetus for the Lake City's first economic boom in the mid-1870s.

Despite early promise, Hotchkiss and his partners gradually lost interest in the Hotchkiss Mine and ultimately lost title after failing to conduct annual labor assessments; in their wake, George Wilson and Samuel Wendell relocated the mine as the Golden Fleece. Kennedy's purchase of Sam Wendell's boot and shoe business in 1885 also included Wendell's interest in the then-moribund Golden Fleece Mine. Rich gold strikes were made at the mine in 1890 and 1891, prompting Kennedy, with George Wilson and Chris Johnson, to sell his stake in the Golden Fleece to a consortium of Denver capitalists which included Silas S. Kennedy and W.H. Yankee.

Prior to his unexpected success as mine-owner, Peter P. Kennedy (1834-1904) was a shoe cobbler who arrived in Lake City via Kansas in 1876. A native of Ohio, Kennedy followed the shoemakers' trade in New Jersey, Illinois, and Kansas prior to relocating to Lake City. Profits from the sale of his former shoe store in Minneapolis, Kansas, allowed him to acquire Sam Wendell's Miners' Boot & Shoe Store at 221 Silver.

It was primarily profits from his part ownership in the Golden Fleece Mine, however, which enabled Peter Kennedy to expand his business investments far beyond mere shoe repair and manufacture. In the 1890s Kennedy owned a drug store in Montana, cattle ranch at Powderhorn in Gunnison County, and fruit orchard and home at Canon City, Colorado, known as "Rosedale." Kennedy and his wife, Mildred (Taliaferro) Kennedy, were also substantial contributors during construction of First Baptist Church (401 Bluff) in 1891 and owned a two-story frame home (505 Bluff) which was considered among Lake City's finest residences.

As Lake City pioneer boot and shoe dealer, P.P. Kennedy carried a full line of boots, shoe and rubber

goods, together with a smaller line of gentlemen's furnishing goods, hats, caps, etc. He also employed a William Sidell, a practical shoe manufacturer, for shoe repair and to make custom boots and shoes. He advertised the boot and shoe store for sale in March, 1891, owing to ill health. In his newspaper advertisement, Kennedy noted "My store is on Silver Street, right in the heart of town; it is a good one-story building, with brick walls 18 inches thick, is 20 by 65 feet, with metal roof, is well shelved and conveniently arranged for business purposes... this is a good-paying business, well established and a splendid opportunity for some energetic man who wants to go into business."

Kennedy ultimately continued the business at 221 Silver until 1898 when he semi-retired and passed the business to his wife's nephew, Lucius A. Taliaferro. Immediately following Kennedy's death in 1904, his nephew, Lynn A. Kennedy, repossessed the Silver Street property and business and continued to operate it as Kennedy Dry Goods Co. until closing out in 1909.

Henry T. Hoffman, son of pioneer Lake City physician Dr. David S. Hoffman, succeeded Kennedy Dry Goods in the clothing and shoe business in 1912 and remained in the building until 1921 when he relocated to the Hough Block. Subsequent businesses in the Kennedy Store included a confectionery with ladies' enclosed ice cream parlor operated by John O. Milne in the early 1920s, and Hinsdale County Telephone Office, owned by Lillian Rawson and Bessie Dwyer. Rawson and Dwyer sold their interest in the local telephone company to Harold Rawson in 1948 and in 1949 the office was moved to a building on Gunnison Avenue and Third Street. Real estate agent Olin Wineland acquired the property in 1951 and used the building for storage prior to sale to John and Ann Parker in 1976. The Parkers constructed a loft apartment on the rear of the building for their residence which was later used as a rental.

Although apparently of frame construction, close inspection of the three buildings reveals thick adobe side and rear walls on 223 and 221 Silver, and hewn log walls on 219 Silver. Later rear additions on both 223 and 221 Silver were of brick. As originally constructed, an approximate 7' gap between 221 and 219 Silver was filled with a small false-front commercial structure which was historically used as a physician's office.

The in-fill building was apparently of inferior construction in comparison to its neighbors to the north and south, although uniformity was achieved with a continuation of the same cornice (without brackets) and clapboard false-front. The 7' in-fill building had a single, non-recessed doorway abutting boardwalk and smaller two-over-two show window which was not aligned with its neighbors. Unlike adjoining buildings at 223 and 221 Silver, both of which have gable roofs behind the false-fronts, the 7' in-fill building apparently had a sloping flat roof shedding water toward the rear of the lot. It historically had problems with drainage and was in such poor condition by 1949 that it was entirely removed as part of the renovation of 219 Silver.

In more recent years, an antique shop (Lou Criley's Tick & Wicks, 1978), clothing store (Venice Benvenuto's Duds N' Stuff, 1981), a real estate branch office (Hall Realty, 1984), and gift shop (Jim and June Gray's Silver Street Emporium, 1988) have occupied the Kennedy Store. Since April, 1991, it has been occupied by its current owner, John Wagner Public Library

36. Sources of information:

Hinsdale County tax rolls, 1877-1883; Lake City SILVER WORLD, Sat., March 24, 1877, page 3, Sat., June 24, 1882, page 3, Sat., July 11, 1885, page 4, Thurs., February 25, 1897, page 3, Thurs., May 18, 1922, page 3; Hinsdale PHONOGRAPH, Sat., September 12, 1891, page 2; Lake City TIMES, Thurs., March 26, 1891, page 3, Thurs., December 29, 1892, Thurs., December 1, 1898, page 3, Thurs., August 4, 1904, page 3, Thurs., December 16, 1909, page 3, Thurs., May 9, 1912, page 3, ; Lake City PHONOGRAPH, Sat., January 22, 1910, page 1, Sat., January 29, 1910, page 1; Gunnison NEWS-CHAMPION, Thurs., October 27, 1949, page 11.

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: 1876 -1904

41. Level of significance: National State Local

42. Statement of significance:

This building is associated with settlement and development of Lake City during the late 1800s mining era. It is associated with two prominent Lake City merchants and mining investors, Samuel Wendell and Peter P. Kennedy. Wendell operated the Miners Boot and Shoe Store here from 1876 through 1885. Wendell was an investor in the Hotchkiss Mine, later named the Golden Fleece Mine. He sold his shoe store and the interest in the dormant Golden Fleece Mine to Kennedy in 1885. Kennedy prospered from rich gold strikes at the Golden Fleece in 1890 and 1891. Kennedy ran the shoe store until 1898, after which it remained in the family until 1909. Other businesses in this building included a confectionery run by John O. Milne in the early 1920s and the Hinsdale County Telephone Office during the 1930s and 1940s. The building is a slightly altered representative of the false front building constructed during Lake City's initial 1876 - 1878 boom, as reflected in its false-front façade, bracketed cornice, and large display windows.

43. Assessment of historic physical integrity to significance:

Siding and windows on the south elevation and addition on the rear have slightly altered 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 12, frames 7-9, 23 Negatives filed at: Lake City Town Hall

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

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

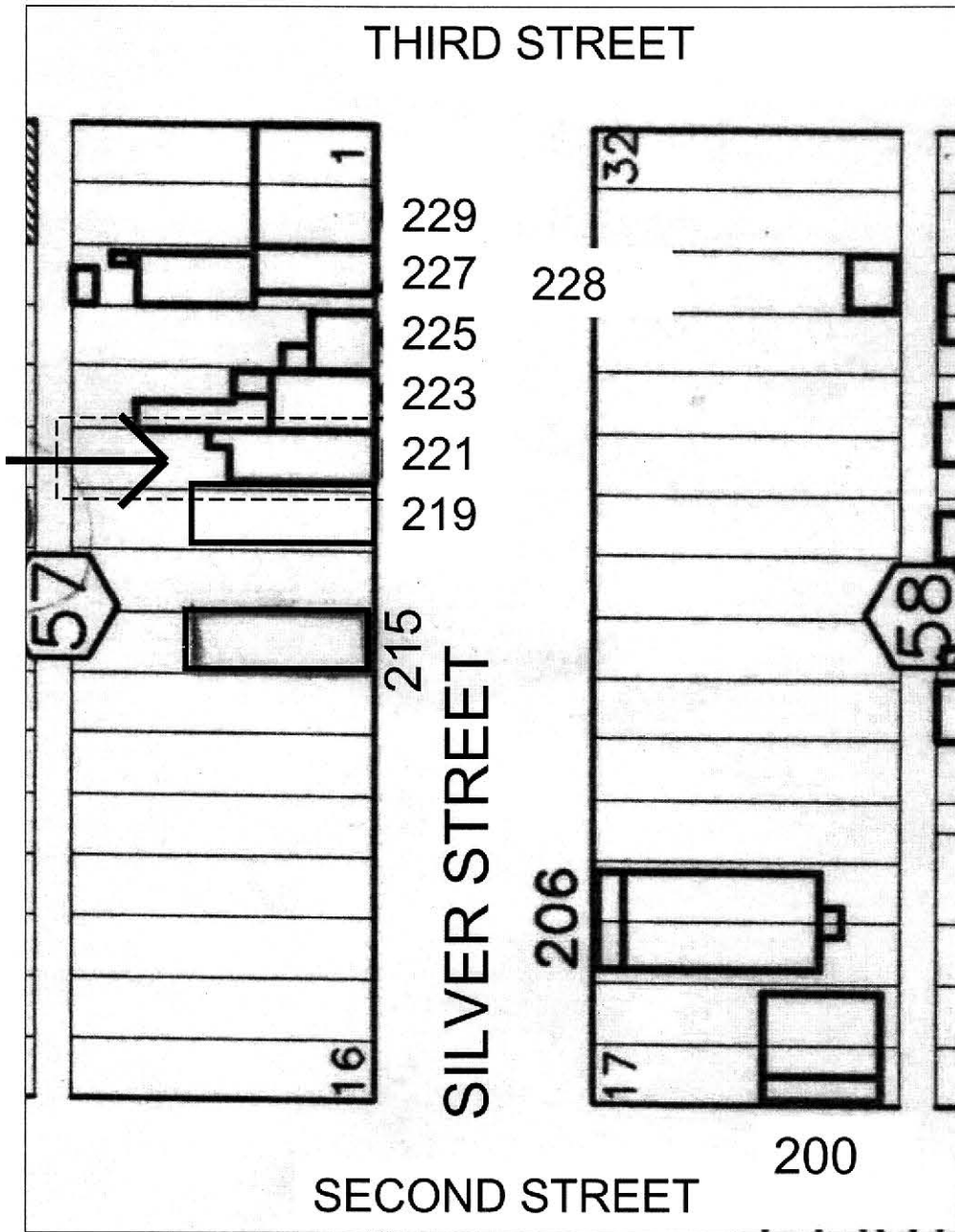
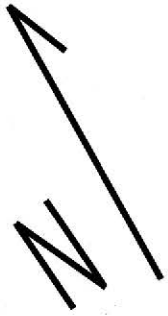
50. Recordors Cathleen M. Norman and Grant E. Houston

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





5HN. 68.31
9/2002



5HN.68.31
Shed 9/2002

