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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: 5HN68.185
2. Temporary resource number: 169
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Greenfield-Brookes House~~ Property n Davis Residence n Brooks Property
6. Current building name:
7. Building address: 407 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Steven and Fran Ostorm 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 ^{NM} Township 44N Range 4W SE4 of NE4 of SW4 of SW4 of Section 34 ²⁷
10. UTM reference
Zone 13 296840 ²¹ mE 4211500 ⁴⁹³ mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 42 Lot(s): 13 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 320 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: ~~Side gabled~~ ^{Cross}
19. Roof material: Metal
20. Special features: Porch
21. General architectural description:
One-story, side-gabled frame building with deep setback. Metal roof; brick chimney in south roof slope. Walls clad in board and batten. Full-width, shed-roofed porch on east elevation has square posts, shelters entrance at far left with paneled and glazed door and screen door, and two 1-over-1 windows. Some windows are 4-over-4 double hung. Gabled section on rear has small, shed-roofed entry porch. Raised foundation covered in board.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: ca
1890 Source of info: Hinsdale County tax rolls, 1876-1947
26. Architect: None Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Albert Greenfield Source of info:
29. Construction history (major additions, alterations, demolitions):
Shed-roofed porch added to east elevation, 2001.
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:

The exact date of construction for this side-gable, single story frame residence is uncertain. It is situated at the back of the Lot 13, Block 42, and has historically been associated with the neighboring Rawlings-Perry House, 409 Gunnison. The lot on which it is located was vacant in June, 1877, when it was acquired by pioneer butcher Albert Greenfield from Andrew Gibbs and M.E. Downs. The house was in existence by the time Greenfield sold the property to Henry Clayton Davis for \$784 in March, 1901. The house's outline, together with a detached privy, are visible on the October, 1902, Sanborn Insurance Map for the Town of Lake City.

Henry C. Davis owned the small house for only a year before it was combined under a single ownership with neighboring 409 Gunnison, the succession of owners including George W. Rawlings, Harry Youmans, Ellen R. Pickett and Margaret Perry. It was leased to O. Haagsma in 1918 and Richard Kilvert in 1925. The house was owned by Mabel Hungate Brooks from 1947 until her death in 1968, after which it was acquired by Bill and Alto Hendrick and once again combined as a guest house adjunct to the Rawlings-Perry House. Current owners Jack and Mary Reich remodeled the board and batten house in 2001 by extending the east-facing roof for a porch addition.

36. Sources of information:
Hinsdale County tax rolls, 1876-1947; Lake City SILVER WORLD, Thurs., November 21, 1918, page 3, Thurs., January 29, 1925, page 3, Lake City TRIBUNE, Thurs., October 2, 1947, page 8; Sanborn Insurance Map, 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: 1890 - 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 an altered representative of the vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, board and batten siding, gabled roof, porch, 4-over-4 double hung windows, and lack of architectural details that indicate a particular style.

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, frames 21-23 Negatives filed at: Lake City Town Hall

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

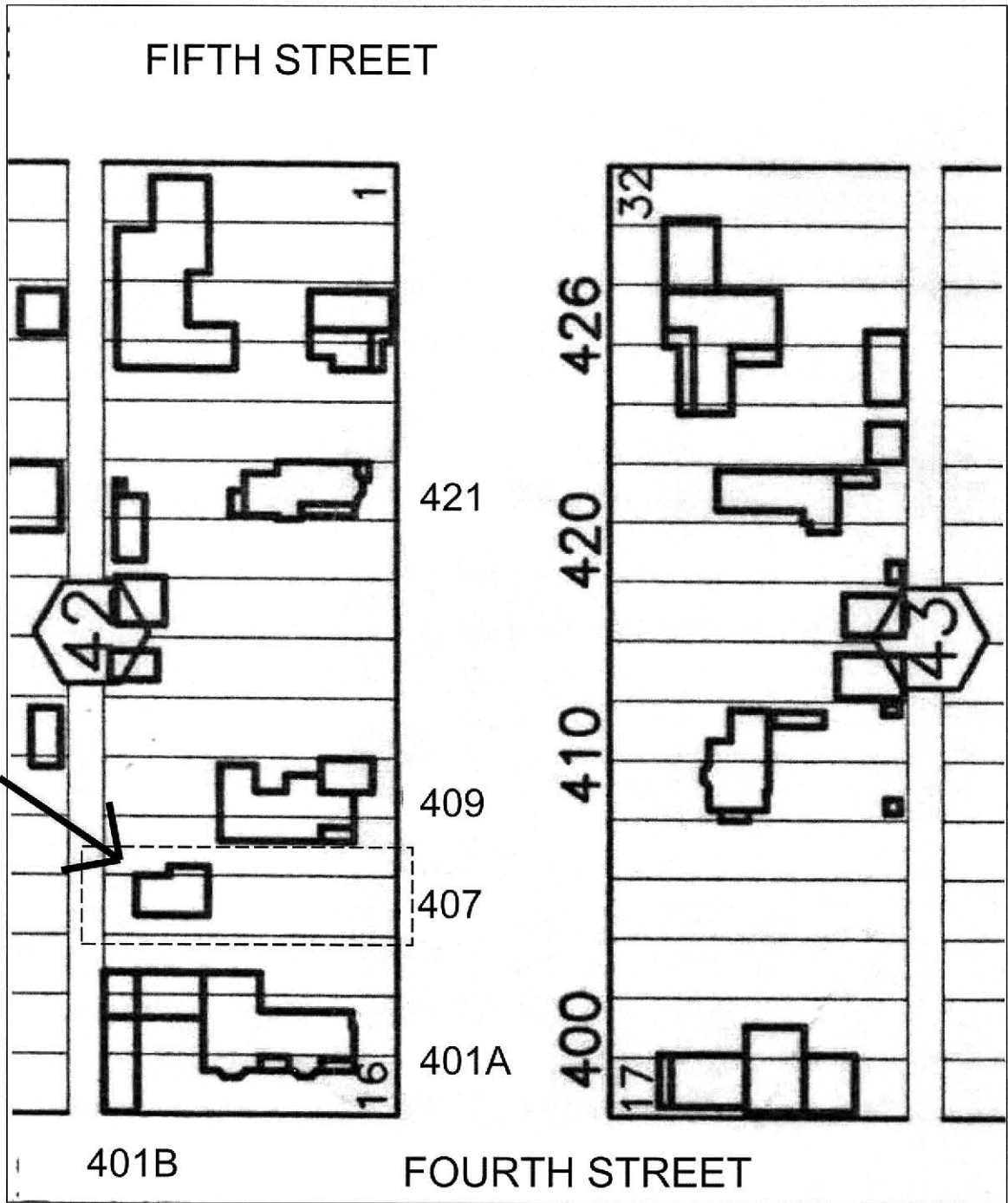
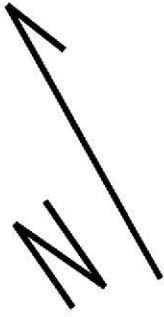
49. Date(s): September 2002 - June 2003

50. 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



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9/2002





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