

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: 5HN68.41
2. Temporary resource number: 61
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Avery & Rice Store
6. Current building name:
7. Building address: 227 Silver Street, Lake City, CO 81235
8. Owner name and address: Douglas and Carol Hartman, P.O. Box 93 , Lake City CO 81235

II. Geographic Information

- County Property No.: R1126
9. P.M. 6th Township 44N Range 4W SW4 of SE4 of SW4 of Section 27
 10. UTM reference
Zone 13 296650 mE 4211320 mN
 11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
 12. Block(s): 57 Lot(s): 3 Legal:
Addition: Year of Addition:
 13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2045 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, with bracketed cornice, is framed in three sections with "San Juan Soda Co." sign in center. Façade has centered recessed entrance with paired paneled and glazed doors; 2-lite transom above. Façade has two large, fixed-sash 4-lite windows framed by paneled square supports with capital; kickplates below. South wall is clad in corrugated metal. Boardwalk in front. Rear has gabled addition clad in hardboard and a taller, shed-roofed addition; clad in vertical wood siding.
22. Architectural style/Building type: False Front Commercial
23. Landscaping or special setting:

24. Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1877 Source of info: Lake City SILVER WORLD, Sat., April 21, 1877
26. Architect: Unknown Source of info:
27. Builder/contractor: Davis & Smiley Source of info:
28. Original owner: Henry Augustus Avery Source of info:
29. Construction history (major additions, alterations, demolitions):
Small, two-story shed-roofed addition built on rear in 1974. Source: Tax Assessor records.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Commercial
32. Intermediate use(s):
33. Current use(s): Commercial
34. Site type(s):
35. Historical background:

SILVER WORLD announced the start of construction of this false-front frame commercial building, 227 Silver, in April, 1877. According to the newspaper, the book and periodical firm Avery & Rice had let contract with Davis & Smiley for construction of the 18x35' building near the corner of Third and Silver streets. Although small in dimension, according to the WORLD, it will be "very handsome and complete in all details." The April 21, 1877 article reported completion and occupancy were expected by May 15. The June 2, 1877, WORLD stated Avery & Rice had completed moving their book and stationery business into the new building. In a year's-end review of building, the newspaper cites the Avery & Rice frame store as 18x50 and costing \$1,700.

As building contractors, the firm Davis & Smiley (James Smiley and John O. Davis, the latter also credited for work on the Crooke Smelter and an elaborate bar for Larry Dolan's Centennial Saloon said to have cost more than the building and ground on which it stood) was a short-lived partnership that was exceedingly busy during the 1877 building boom. In addition to the Avery & Rice building, Davis & Smiley were reportedly chief contractors on several similar one and two-story false front business building, including the Kepple & Cree building on Second Street between Silver and Bluff, and H.L. Franklin's six-unit commercial block consisting of five connected single-story commercial buildings with common false front, and two-story corner building located on the southwest corner of Gunnison Avenue and Third Street. Neither the Franklin Block nor Kepple & Cree building are extant today.

In an August, 1983, newspaper article on the history of the Avery & Rice Building, Betty Ross Aiken attributed research completed by the late Denver attorney Ralph Horton indicating one of Davis & Smiley's employees working on their construction projects that summer in 1877 was an itinerant carpenter named Winfield Scott Stratton. "After the building was completed, Stratton -- carpenter turned prospector "now in the money," as they say -- used his grub-stake to search for his "pie in the sky." According to Mrs. Aiken in her article: "Mr. Stratton later took leave of Lake City and struck it rich in Victor, Colorado, where he eventually became a multi-millionaire."

Although little is known about the actual workmen who constructed the Avery & Rice Building, a great deal is known about the original owner, Henry Augustus Avery. Typical of many early Lake City businessmen, Avery was associated with a variety of partners, including John S. Hough, during his long career. His connection with Mr. Rice in the firm Avery & Rice, extended through 1878. The Avery & Rice Building was H.A. Avery's first Lake City commercial building and is interesting when compared with later, more substantial single-story stone, brick and concrete business buildings which he built in the downtown area.

The succession of extant buildings built by Avery in the Lake City Historic District begins with the Avery &

Rice Building (1877) and continues through the cut stone Avery Store (1880-81, 300 Third Street), a brick store building (Watson Shoe Building, 1901, 308 Silver) and cement office (Lake City Drug Building, 1901, 307 Silver). H.A. Avery's taste in domestic architecture is also illustrated in the Kellogg-Avery House (425 Silver) which he acquired in 1900 and expanded.

Henry A. Avery (1847-1923) was a native of Ohio who relocated to Colorado, first to Denver and then Pueblo, in 1871. He was deputy postmaster at the Pueblo Post Office prior to moving to Lake City in 1877 and forming the town's first stationery and book dealership with Mr. Rice. In addition to Rice, Avery was in partnership with J.S. Hough 1880-1886 and 1896-1901, his business interests gradually evolving from stationery and books to real estate and insurance agent. He became a practicing attorney starting in 1893. Avery's civic service included election as Mayor of Lake City and Hinsdale County Clerk, as well as captain of the local Colorado militia, the Pitkin Guards. H.A. Avery continued in business in Lake City until three weeks prior to his death in June, 1923.

As the reconstituted H.A. Avery & Co, the book and stationery firm occupied 227 Silver until 1881 when the firm moved into its new stone building, 300 Third Street. Pentleton & Co., retail grocers, rented the Avery & Rice Building from March through October, 1881.

For a majority of the building's existence, however, it has been closely associated with the medical arts, particularly as a dispensing pharmacy and medical office. Zeno Felder (1855-1931) conducted his Lake City Pharmacy in the building from 1882 until 1899. Felder's partnership with E.B. Hall is memorialized with pharmaceutical bottles embossed with the wording "Hall & Felder, Pharmacists, Lake City, Colorado" which are occasionally seen. Felder was also briefly in partnership with Dr. S.C. Dunkle late in 1882 but in later years conducted the business on his own behalf. It was reported in June, 1882, that "the first high-toned marble soda fountain to be set up in Lake City is now at Hall & Felder's pharmacy. It will proceed to fizz in a few days." An 1892 listing of the store's stock cites "an extensive line of drugs, fancy articles, cutlery, cigars... he [Felder] is a splendid druggist and competent business man as well." Felder left Lake City in 1899 and later conducted the Second Street Pharmacy and Palace Drug Store in Cripple Creek, Colorado.

Felder was succeeded in the store by two of Lake City's pioneer physicians, Dr. David S. Hoffman, from 1900 until his death in 1908, and Dr. B.F. Cummings, who continued the building's medical tradition until he moved to Gunnison in 1933. Prior to moving to 227 Silver, Cummings' office was located in the no longer extant in-fill building at 219 Silver. In the Avery & Rice Building, Dr. Cummings maintained a small office and examining room toward the rear of the store, as well as dispensing prescriptions and other over-the-counter drugs from the front retail section of the building. Cummings' stock also included cigars, candies, fishing and photographic equipment, stationery, and school supplies.

In more modern history, Avery's news stand-turned pharmacy was used as a barber shop (Mrs. George Schallar, 1938), pool hall and light lunch stand (J.N. Newell, 1939), photo studio (Dorothy Grandon, 1954), and cafe. It was advertised as "Jessie's Eat Shop," Miss Jessie Hunt, proprietor, in February, 1935. Sunrise, Texas, businessmen H.W. Martin and Edward E. Belieu opened a stock of over-the-counter drugs in the building in 1940. From 1945 until 1952 the building served as Lake City Post Office under the tenure of postmaster Ethel Miller Milner. Texas summer residents Pat and Jake Jacobs purchased the building in 1962 and installed pharmacy equipment and marble soda fountain previously located at 307 Silver. The Jacobs renamed the business Lake City Drug, a name which continued under successive owners Ron and Lou Criley, Doug and Marylou Macomber, and Dan and Robin Lockerby. Doug and Carol Hartman, current owners of the property, bought the business in 1991 and changed the business name to San Juan Soda Co.

36. Sources of information:

Lake City SILVER WORLD, Sat., March 10, 1877, page 3, Sat., April 21, 1877, page 3, Sat., June 2, 1877, page 3, Sat., January 5, 1878, page 2, Sat., March 5, 1881, page 3, Sat., October 8, 1881, page 3, Sat., March 11, 1882, page 3, Sat., June 24, 1882, page 3, Thurs., June 28, 1923, page 3, Thurs., July 28, 1938, page 1, Fri., August 20, 1982, page 1 and 5; Lake City MINING REGISTER, Fri., June 2, 1882, page 3, Fri., August 25, 1882, page 3; Lake City TIMES, Thurs., December 29, 1892, Thurs., June 14, 1900, page 3, Thurs., April 23, 1914, page 3; Gunnison NEWS-CHAMPION, Thurs., February 7, 1935, page 8, Thurs., May 16, 1939, page 8, Thurs., November 9, 1939, page 8, Thurs., December 6, 1945, page 6; Cripple Creek TIMES-RECORD, Fri., January 25, 1946, page 4; Progressive Men of Western Colorado, Bowen & Co., Chicago, 1905, page 578; "116-Year Old Pharmacy Building Mirrors Life of Lake City," Gunnison Country Magazine, B & B Printers, Gunnison, 1993/94.

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: 1877 -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 originally associated with prominent Lake City businessman Henry A. Avery, who was involved in constructing several local buildings, operating the town's first stationery store and book dealership in partnership with Mr. Rice, and served as Mayor of Lake City and Hinsdale County Clerk. The building has contained a pharmacy operated by Zeno Felder, medical offices for Dr. David S. Hoffman and for Dr. B. F. Cummings, barber shop, pool hall, photo studio, and café. It returned to use as a drugstore in 1940 (see Historic Associations).

The building is a well-preserved representative of the false-front building constructed during Lake City's initial 1876 - 1878 boom, as reflected in its false-front façade and large display windows. The façade is unaltered from its 1877 construction and the south wall retains corrugated metal material applied prior to 1900. The well preserved interior contains the original pharmaceutical shelves and soda fountain.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this building is intact, as evidenced by minimal alterations to its character-defining features. A small two-story addition construction at the rear in 1974 has not 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 12, frames 12, 13, 20, 21; Roll 34, frames 14-24 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

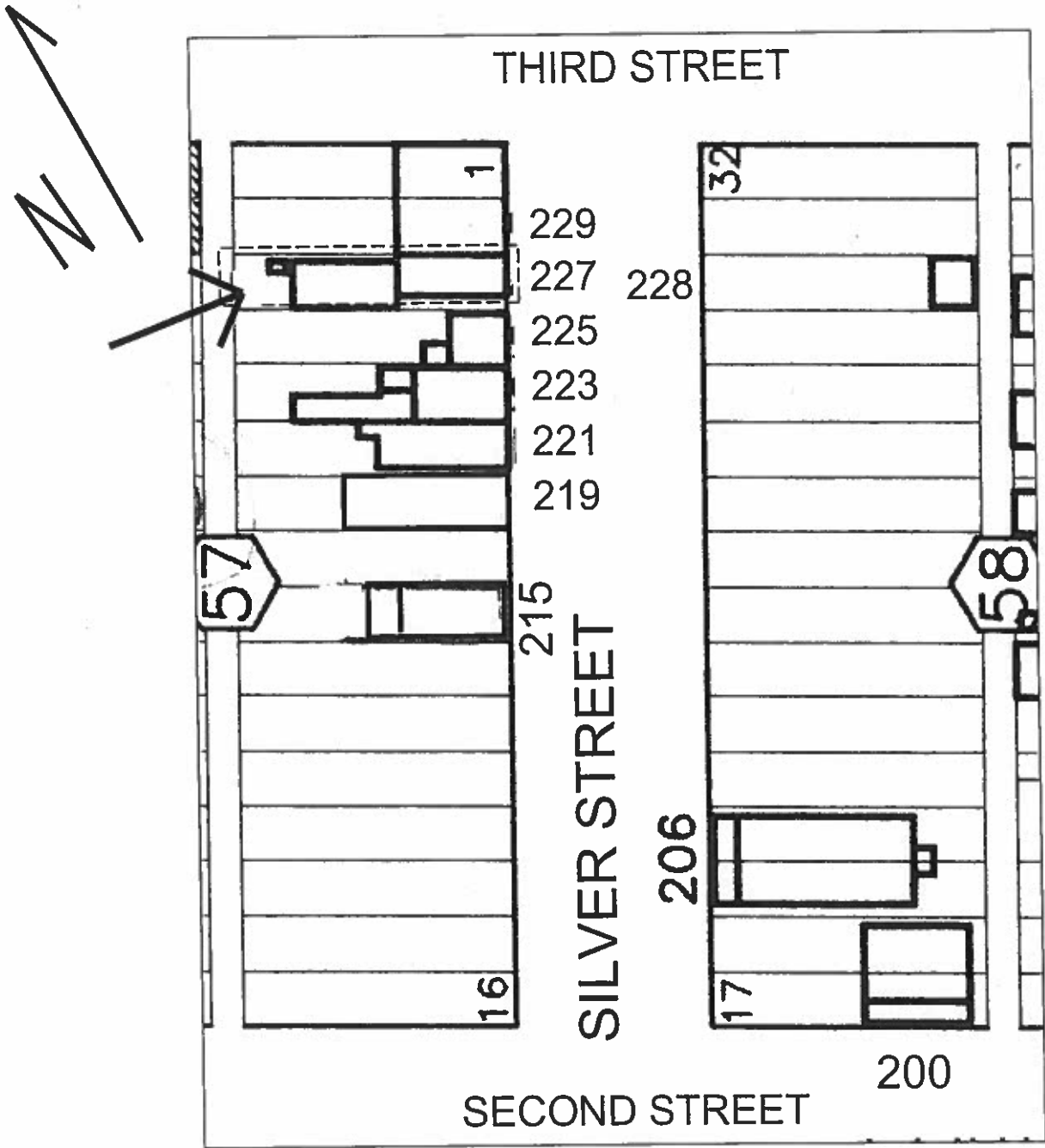
51. Organization: Town of Lake City

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

NOT TO SCALE



5HN68.41

227 Silver Street