

# 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: 5HN68.16
2. Temporary resource number: 209
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Benson-Colopy House
6. Current building name:
7. Building address: 301 Henson Street, Lake City, CO 81235
8. Owner name and address: Milo Z. Morse, P.O. Box 817, Lake City 81235

## II. Geographic Information

County Property No.: R928

9. P.M. 6th Township 44N Range 4W SW4 of SW4 of SE4 of SW4 of Section 27
10. UTM reference  
Zone 13 296870 mE 4211310 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_\_\_ 15'
12. Block(s): 54 Lot(s): 14-16 Legal: 15-16 & S1/2 of 14  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1398 square feet
16. Number of stories: 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Gabled
19. Roof material: Metal
20. Special features: Porch, dormer
21. General architectural description:

One-story, gabled frame building. Metal roof with wood shingles in gable ends; gabled dormer on north roof slope. Walls clad in clapboards and trimmed in cornerboards. Shed-roofed porch in southeast ell has square posts, decorative brackets, and plain balusters. Entrance has transom and paneled and glazed door. Windows are 2-over-2 double hungs; fixed-sash four-lite window in gable ends. Half-hipped bay window in south gable wall. One-story, shed-roofed additions on north and west elevations. Foundation covered in horizontal board. Brick patio at southwest corner; boardwalk from house to street edge.

22. Architectural style/Building type: Late Victorian
23. Landscaping or special setting:

24. Associated building, features or objects:

Shed, circa 1910

One-story, gabled frame building. Composition roofing with scalloped trim on gable edge; walls clad in hardboard.

**IV. Architectural History**

- 25. Date of construction Estimate: \_\_\_\_\_ Actual: 1901 Source of info: Lake City PHONOGRAPH, Sat., March 16, 1901, Thurs., May 18, 1901, page 3.
- 26. Architect: None Source of info:
- 27. Builder/contractor: Unknown Source of info:
- 28. Original owner: John S. Benson Source of info: Lake City PHONOGRAPH, Sat., March 16, 1901, Thurs., May 18, 1901, page 3.
- 29. Construction history (major additions, alterations, demolitions):
- 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 corner of Henson and Third streets was the location of a public school conducted by Mrs. Gage in June, 1876. H. Colgate & Co. paid taxes based on improvements assessed at \$500 at this location as early as 1878, and a one-story T-plan dwelling is depicted on the corner in the 1886, 1890 and 1896 Sanborn insurance maps for the Town of Lake City. The configuration of the T-plan structure changes to the existing cross form, with gable and angled bay window facing Third Street, by the time the October, 1902, Sanborn map was issued. The succession of insurance maps may indicate a prior-existing building was modified to its present appearance by 1902, although newspaper reports give the impression an entirely new residence was built in 1901. The three corner lots were owned by John A. Thatcher and Mahlon D. Thatcher, of Lake City's Miners & Merchants Bank, who agreed to sell the property to John S. Benson for \$250 in April, 1901.

According to Lake City PHONOGRAPH, John Benson purchased lots on the corner of Henson and Third in March, 1901, with the intent of building a home. The May 18, 1901, edition of the newspaper states "Johnny Benson has the frame up for his new residence." Benson (1868-1957) was a native of Sweden who worked in Lake City's Denver & Rio Grande Railroad roundhouse from the early 1890s until the railroad left Lake City in 1932. The location of the Benson house at Third and Henson resulted in a short trudge for Benson south on Henson Street -- informally known as Railroad Street -- to his work at the railroad roundhouse.

John Benson retired to his Lake City home after the railroad's departure. He spent his final years cultivating flower and vegetable gardens surrounding his house, together with perfecting his dandelion and rhubarb wine-making talents. Following John Benson's death, his daughters sold the house to Lawrence and Ruby (McCloughan) Colopy in 1960. The present owner of the property is Milo Morse. Outbuildings on the property include a storage building with scalloped gable trim adjoining the alley which was moved to the site from the Lindstrom House, 108 South Silver, in the mid-1990s.

- 36. Sources of information:  
Lake City PHONOGRAPH, Sat., March 16, 1901, page 3, Sat., May 18, 1901, page 3; Sanborn Insurance Maps, 1886, 1890, 1896, and 1902; Abstract of Title, Lots 12-16, Block 54, Town of Lake City; CEMETERIES OF HINSDALE COUNTY, COLORADO, 1874-1996, Anundsen Publishing Co., Decorah, Iowa, 1996, page 20.

## 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: 1901 - 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 well-preserved representative of the vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, clapboard siding, gabled roof, porch, 2-over-2 double hung windows, bay window, and lack of architectural details that indicate a particular style. It is the only intact residence remaining on Henson Street from the 1874 - 1904 mining era.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this dwelling is intact, as evidenced by minimal alterations to its character-defining features.

## 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 21, frames 16-18; roll 24, frames 35, 36; roll 29, frame 7 Negatives filed at: Lake City Town Hall

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

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

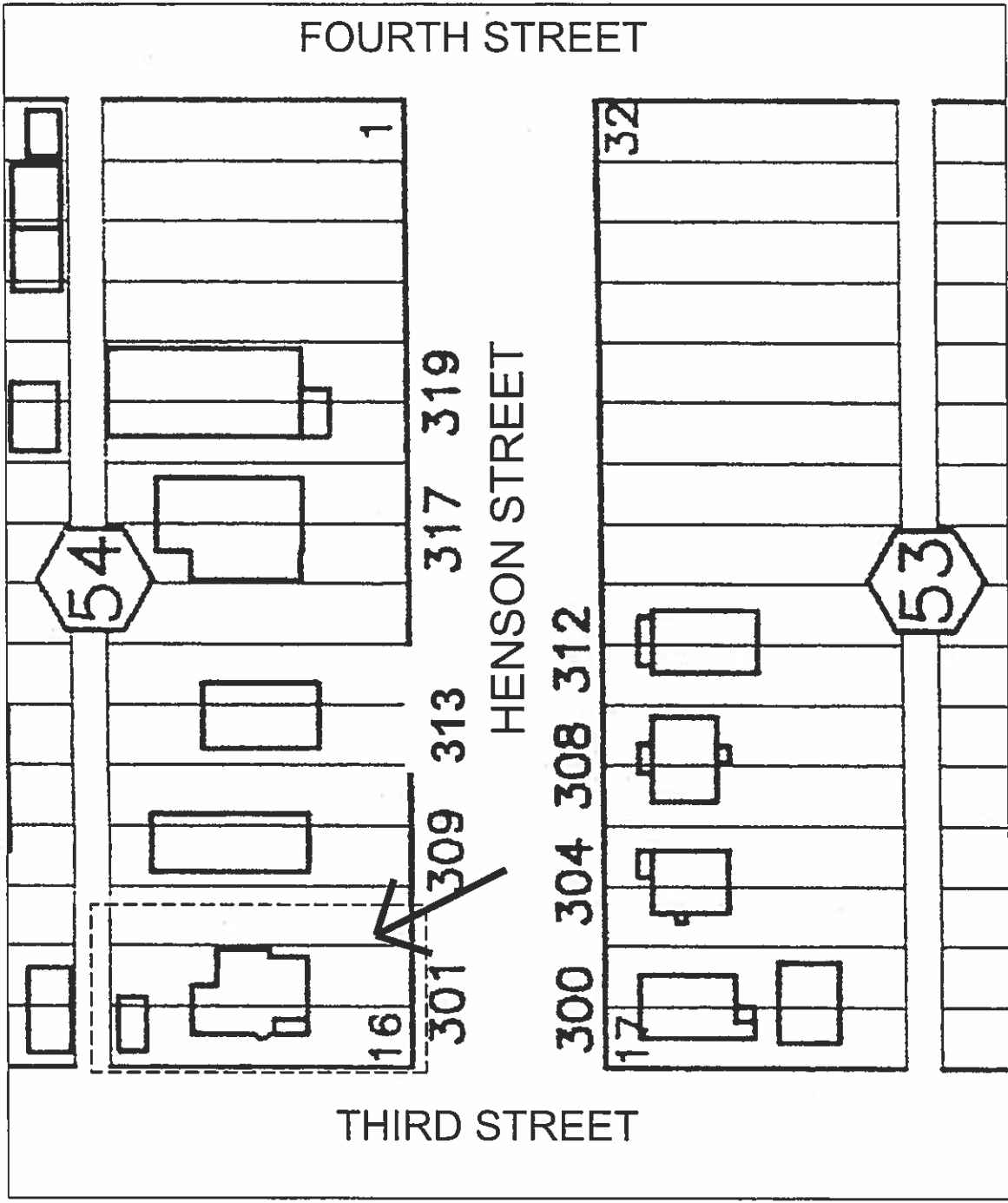
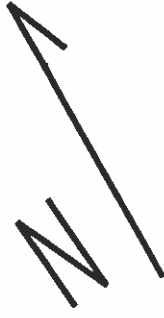
50. Recorders Cathleen M. Norman and Grant E. Houston

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



SHN68.16

301 Henson Street