

# Architectural Inventory Form

- 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: 5HN68.76
2. Temporary resource number: 28
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Hart-Mignolet House
6. Current building name:
7. Building address: 430 Bluff Street, Lake City, CO 81235
8. Owner name and address: Charles and Norman Grantham, 10707 Valley Forge , Houston TX 77042

## II. Geographic Information

County Property No.: R1010

9. P.M. 6th Township 44N Range 4W SW4 of SE4 of NW4 of SW4 of Section 27
10. UTM reference  
Zone 13 296710 mE 4211640 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 41 Lot(s): 30-32 Legal:  
Addition: Year of Addition: 0
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 704 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Porch
21. General architectural description:  
One-story, front-gabled adobe dwelling with metal roof. Walls clad in board and batten. Gabled bathroom addition is centered in south elevation. Original entrance opening on west elevation is enclosed in board and batten. Most windows are 2-over-2 double hungs with functional shutters; large, square fixed sash window in southeast corner. Entrance is centered in east gable façade has a tri-lite paneled door and screen door accessed by level deck and wooden walkways leading to alley shed and to Fourth Street. Stone foundation.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:

Shed 1, circa 1880

One-story building of squared log with squared notching. Metal roof with board and batten in gable ends. Window opening has wood covers. Swing-out door in east elevation. Concrete foundation.

Shed 2, circa 1925

Two-section, shed-roofed frame building. Corrugated metal roof with projecting rafter ends. Walls clad in vertical boards, small portion in hardboard. Paneled door in west elevation. Swing-out doors in south and north elevations.

**IV. Architectural History**

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1877 Source of info: Hinsdale County Tax Rolls, 1880-1940

26. Architect: None Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Amos C. "Crit" Hart Source of info: Hinsdale County Tax Rolls

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

Bathroom addition built on south side, circa 1975. Adobe walls have been covered in board and batten siding, circa 1985. Entrance on west elevation has been sealed, but opening remains.

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:

Amos C. "Crit" Hart (1848-1914), a Lake City miner who later lived in Telluride, Montrose, and Idaho Springs, Colorado, lived in this single story adobe house in 1880. He sold the home to John Mignolet for \$700 in 1882. Mignolet served as Belgian Consul for Colorado and the mountain states, and was noted for his musical abilities. He left Lake City to engage in the banking business in Denver, although he continued ownership of this Lot 32, Block 42, house until the early 1920s. Subsequent owners were Carl Jensen and Margaret Mendenhall Dunn, prior to acquisition by Ruth Peniston Vernon for use as a rental. It is now owned by Norma Grantham.

The original adobe house was covered with board and battens in the 1950s. Associated outbuildings include a frame garage and shed and historic squared-log cabin, adjacent to the alley, with double doors opening into the alley. The exact purpose of the circa 1880 building is unknown, although it may have been a workshop or stable used in conjunction with the H.A. Avery House, 425 Silver Street. The roof of the cabin was collapsed in the early 1980s but subsequently restored by the Granthams and used as a storage building at present.

A nearly identical neighboring house, the Smith-Grantham House, was located on Lot 31, Block 42, but was moved in 1982 and is today a house museum at Hinsdale County Museum, 124 Silver Street.

36. Sources of information:

Hinsdale County Tax Rolls, 1880-1940; telephone interview with Norma Grantham by Grant Houston, November, 2002; "Jefferson and Park County Memories," Interview by Hazel Bennet Kettle with Ivy Kelso McGuire, n.d.; Lake City MINING REGISTER, July 28, 1882, page 3; SILVER WORLD, July 28, 1921, page 3, and August 4, 1921, page 3.

**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 house is associated with settlement and development of Lake City during the late 1800s mining era. It is a slightly altered representative of the vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, board and batten exterior, gabled roof, 2-over-2 double hung windows, and lack of architectural details that indicate a particular style. Application of different exterior materials and the construction of a bathroom addition are typical alterations received by many Lake City houses, reflecting how owners adapted to changing needs.

The two sheds located at the rear of the lot near the alley are also associated with settlement and development of Lake City. They are representative of the outbuildings constructed in Lake City in the late 1800s and early 1900s as reflected in their alley location, log and frame construction and wood siding.

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. Although board and batten siding has been applied over the adobe walls, the roof form, size, scale and window and door openings remain intact. The outbuildings retain a high level of architectural integrity.

**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 8, frame 36; Roll 9, frames 1-7; Negatives filed at: Lake City Town Hall  
Roll 30, frame 20A

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

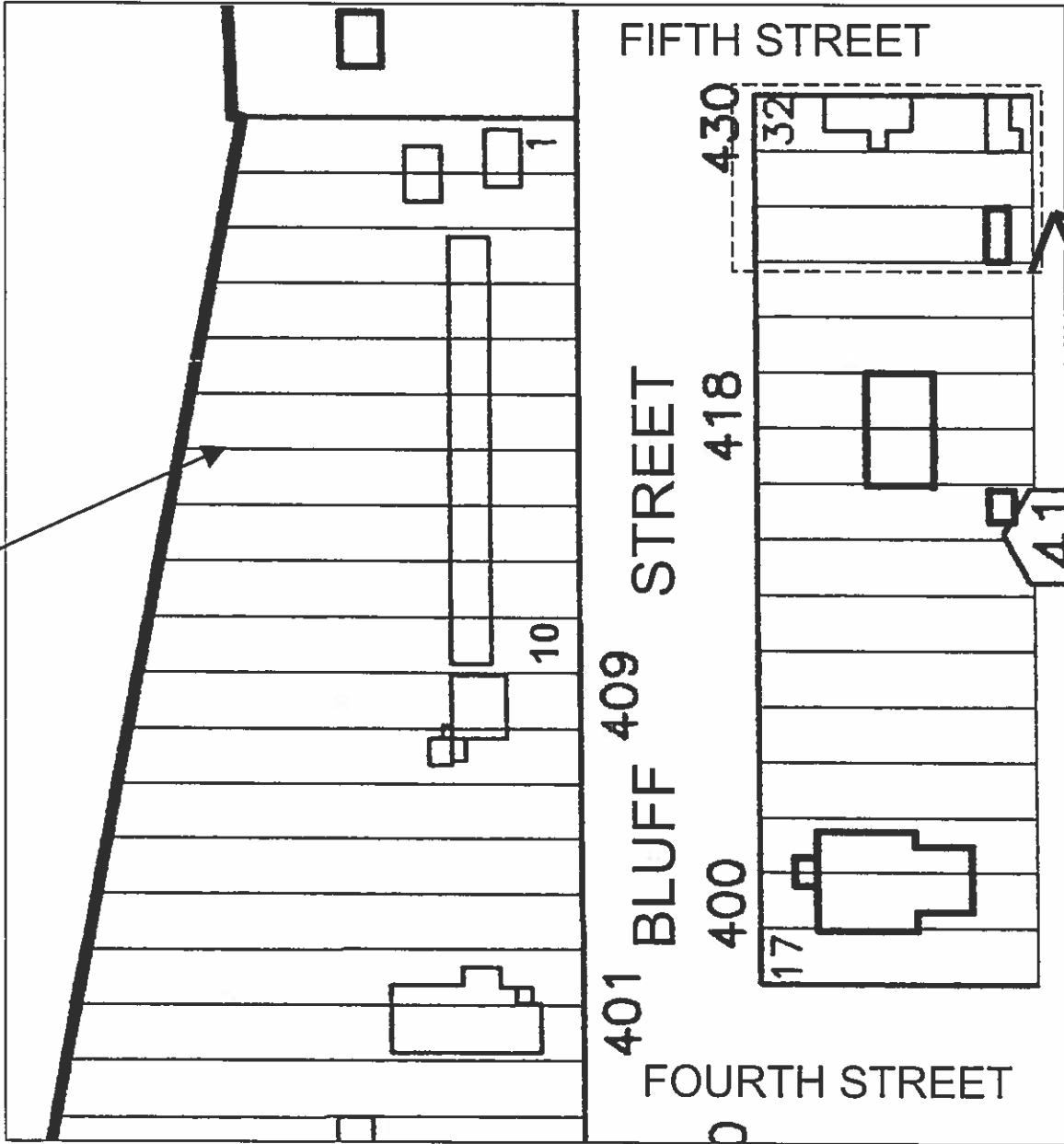
52. Address: 230 Bluff Street, Lake City CO 81235

53. Phone no. (970) 944-2333

Colorado Historical Society - Office of Archaeology and Historic Preservation  
1300 Broadway, Denver CO 80203 (303) 866-3395



CASCO ADDITION



NOT TO SCALE