

# 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: 5HN68.6
2. Temporary resource number: 101
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Gardner House
6. Current building name:
7. Building address: 532 Silver Street, Lake City, CO 81235
8. Owner name and address: Charles Daniel and Mary Colopy, P.O. Box 104 , Lake City CO 81235

### II. Geographic Information

County Property No.: R927

9. P.M. 6th Township 44N Range 4W SW4 of SW4 of NE4 of SW4 of Section 27
10. UTM reference  
Zone 13 296860 mE 4211730 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_\_\_ 15'
12. Block(s): 39 Lot(s): 28-32 Legal:

Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_

13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2576 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Porch, chimney
21. General architectural description:  
1-1/2 story front-gabled frame dwelling. Metal roof with brick chimney in roof ridge and ornament in facade gable end. Walls are clad in clapboards. Half-hipped porch wraps around east and south elevations has square posts with capitals and carved brackets. It shelters an entrance with glazed and paneled door and a transom, at far left; and a large window with ornamental shutters. Most windows are 1-over-1 double hungs. South elevation has two-story bay window and west-facing entrance.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:

Garage, circa 1920

One-story, front-gabled frame building at alley. Roof and walls clad in corrugated metal. North elevation has shed-roofed lean-to is clad in corrugated metal. South elevation has small, frame attached wood/coal shed.

Shed, circa 1950

One-story, shed-roofed frame building at alley. Roof and walls clad in corrugated metal.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1900 Source of info: Lake City TIMES

26. Architect: Unknown Source of info:

27. Builder/contractor: R.A. Wade Source of info: Lake City TIMES

28. Original owner: Col. George S. Gardner and Josephine Gardner Source of info:

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

The 1900 four-room dwelling was expanded with a two-story addition in 1906. (Lake City TIMES, 1905 - 1906)

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:

Well known Lake City social matron Josephine Barnaby Gardner (1856-1918) and her husband, Col. George S. Gardner (1844-1914) are associated with this two-story, front-gabled frame residence which was built in 1906. George S. Gardner moved to Lake City in 1876 and in intervening years served as Hinsdale County Sheriff 1887-1891, operated a stage line between Lake City and Capitol City, and held property interests in the "Hell's Acre" portion of south Bluff Street. Gardner was prominently identified with the local Colorado National Guard militia, the Pitkin Guards, and served as State Inspector General 1898-1899, and Colorado Adjutant General 1901-1903.

Col. Gardner's enterprising wife, Josephine Barnaby Gardner, was a half-sister of the notable Hunt brothers, William P. and Joseph A., who furnished the bricks for a majority of Lake City's late 19th Century brick buildings. She was best known as a local cook and boarding house operator, including a stint in the early 1880s when she managed the North Clear Creek Falls stage station. She managed boarding houses in the upstairs of the Hough Block in downtown Lake City, as well as providing meals to miners at the Golden Fleece, Pelican, and Hidden Treasure mines. Josephine's first two marriages, to Harvey Cross and Giddeon Propper, ended in divorce; she married George F. Gardner, a life-long bachelor, in Cheyenne, Wyoming, in 1901. With increased financial stability, Josephine Gardner became more socially prominent, a key element of which was construction of this lower Silver Street residence.

The existing two-story house incorporates portions of two earlier buildings, including a four-room frame house which was located on the property at the time the Gardners acquired the land in 1905. The earlier house apparently dates to 1899/1900 and was built by R.A. Wade. Wade in turn sold to Homer Harrington who was married to Josephine Gardner's niece, Maud Wolf Harrington. Mr. Harrington was an agent for the Black Wonder Mine at Sherman and also served as postmaster at Sherman from 1896 to 1898.

After purchasing Lots 31 and 32, Block 39, for \$250, Josephine Gardner arranged to move the existing single-story frame house to the rear of the lots as an attachment to the two-story addition. Local carpenter Brint N. Ramsey was in charge of moving the existing house and building the addition. At completion in July, 1906, it was noted in the Lake City TIMES that Josephine Gardner's "pretty and commodious residence" was complete and ready for occupancy. It was reported at the same time that a

"new barn and stable of extensive dimensions" would also be built. The Gardner home was well known for its social entertainments, elementary school instructor Ruth Milstead Carey recalling Josephine Gardner's culinary skills during dinner parties in 1917. In addition to the fine food, Ruth Carey recalled the elegance of the Gardner home with its fine china, silverware and cut glass.

Josephine Gardner continued to live in the home following her husband's death in 1914. As a sign of the changing economic times, around 1915 Josephine Gardner agreed to rent out the house and serve as a live-in cook and housekeeper for Texas visitors Richard and Hildegard Wupperman. Mrs. Wupperman was a demanding renter and required Josephine to wash and dust the outdoor toilet on a daily schedule; Josephine tired of the arrangement and the Wuppermans departed the premises after being "told off" by Josephine.

Josephine Gardner died in Grand Junction, Colorado, during the influenza epidemic in 1918; the Silver Street house, valued at \$600, was willed to her niece, Carolyn Hunt Wright, reportedly based on the fact Mrs. Wright was an excellent housekeeper and would maintain the house. Furnishings and personal items were auctioned in 1919, an appraisal of the property listing upstairs and downstairs hallways, three upstairs bedrooms, two downstairs bedrooms, breakfast room, pantry, kitchen, parlor, dining room, cellar, and outhouse. Contents were valued at \$543.75 and realized \$1,590.74 at the multi-day auction.

Carolyn Wright and her husband, Clarence E. Wright, were authors of the 1964 Lake City history "Tiny Hinsdale of the Silver San Juan." The exterior appearance of the house was altered in 1923 with the addition of a wrap-around veranda porch which was attached to the front of the house. The porch, together with a room-size addition added to the back of the house, came from Channing F. Meek's Lake City Hospital on the Ball Flats, built as a residence by Thomas Waln-Morgan Draper in 1880 and demolished in 1923. The Wrights owned the property until 1971 when it was sold to its present owners, Dan and Mary (Walker) Colopy.

In addition to the main residence, ancillary buildings on the property include a 1-1/2-story timber stable, partially covered with vintage corrugated metal sheets, with a contemporary coal shed attachment to the south and a modern open-ended car port with shed roof on the north. Also located on the property is a metal storage building with shed roof

36. Sources of information:

Hinsdale County tax rolls, 1896-1905; Lake City TIMES, September 21, 1905, page 3, October 19, 1905, page 5, October 12, 1905, page 3, July 19, 1906, page 3; Hinsdale County Probate Records for the Estate of Josephine Gardner, 1918-1919; interviews with Ann Ewart Davidson and Elizabeth Ewart Vickers, September, 1980; interviews with Jean McCloughan Vickers, August, 1975; interview with Ruth Milstead Carey, August, 1977; Lake City SILVER WORLD, Friday, August 14, 1981, page 4; CEMETERIES OF HINSDALE COUNTY, COLORADO, 1874-1996, Anundsen Publishing Co., Decorah, Iowa, 1996, page 55.

## 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: 1900 - 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 - early 1900s mining era. It was the residence of It is 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.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this dwelling [building] 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 8, frames 4-8; Roll 19, frames 7, 8 Negatives filed at: Lake City Town Hall

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

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

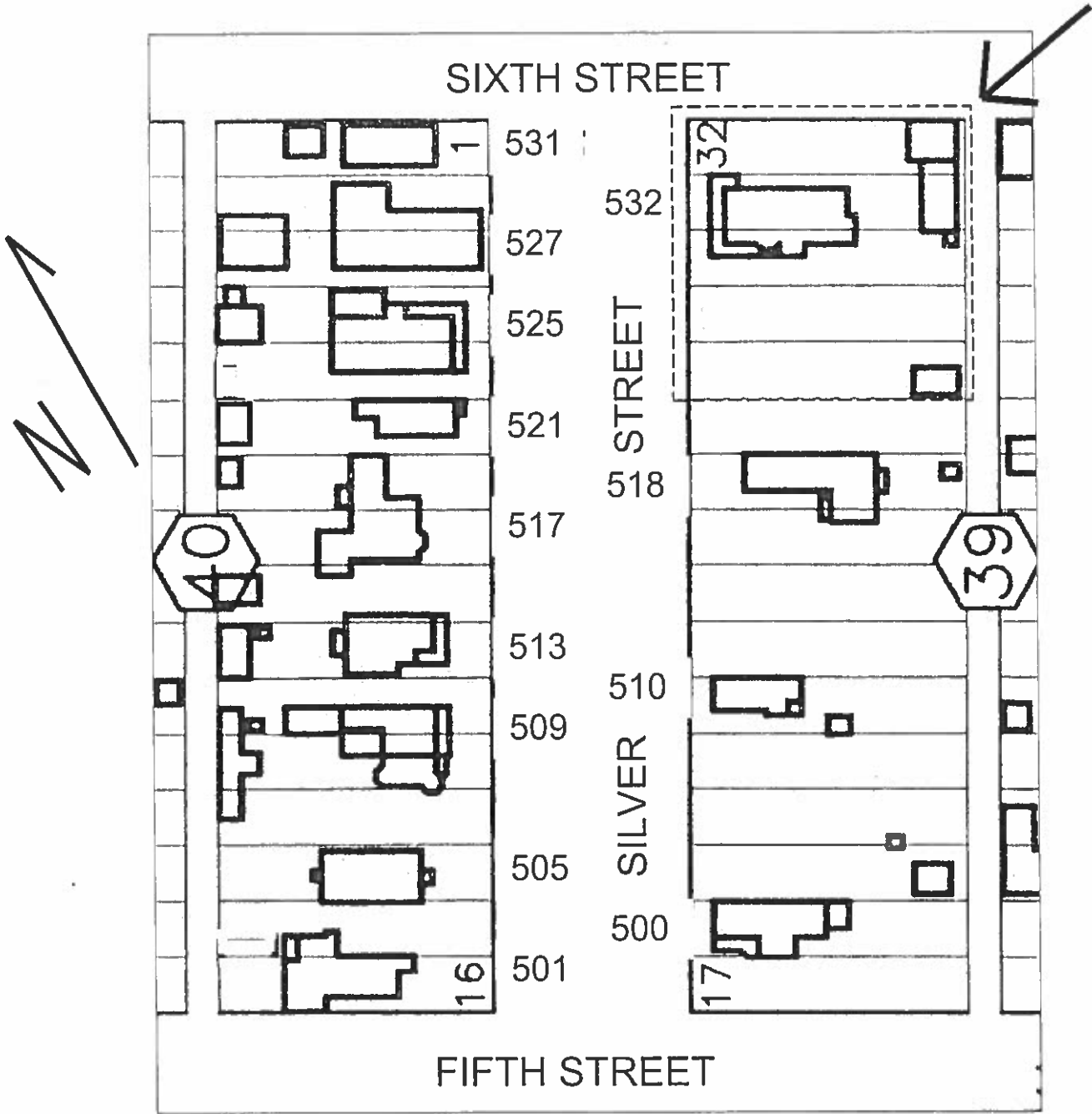
50. Recorders Cathleen M. Norman and Grant E. Houston

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