

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: 5HN68.24
2. Temporary resource number: 186
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Youmans-Carey House
6. Current building name:
7. Building address: 600 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: George Keyworth, II, and Polly Keyworth, 41 Avenida de Las Casses , Santa Fe NM 87506

II. Geographic Information

County Property No.: R1244

9. P.M. 6th Township 44N Range 4W SE4 of SW4 of NE4 of SW4 of Section 34
10. UTM reference
Zone 13 296920 mE 4211700 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 27 Lot(s): 17-19 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1490 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Gabled
19. Roof material: Wood shingle
20. Special features: Porch, flared eaves, turret/tower, decorative shingles, colored glass, chimneys, fence
21. General architectural description:

One-story and 1-1/2 story, cross-gabled frame dwelling. Wood shingled roof with three corbelled brick chimneys. Stone block foundation; covered in concrete below bay window. Walls clad in clapboards and trimmed in cornerboards; band of fishscale shingles between first and second story. Gable ends covered in fishscale shingles and trimmed in bargeboard with spindlework ornament in gable apex. South gable wall has bay window with bracketed, Mansard roof with flared eaves; bay window is surmounted by small porch with turned balusters, curved brackets and elongated roof with flared eaves.

West gable wall has paired 1-over-1 windows in upper story slightly projecting and supported by large, elaborate, carved brackets. Similar brackets at gable terminates. Southwest corner has small turret with bracketed eaves and a conical roof covered in diamond-shaped and fish scale, wood shingles. Turret windows are narrow 1-over-1s above which are fixed lites with colored glass. Small dormer in west-facing roof slope contains opening with vents.

Porch in southwest ell has shed roof, dentils, spindlework frieze, square posts with capitals, curved brackets, and ballustrade in geometric pattern. Porch is skirted in beadboard. Above angled entry to porch is gable

pediment with sunburst design; gable edge trimmed in bargeboard. Porch shelters entrance with paneled and glazed door and spindlework screen door.

Rear of house has one-story gabled section with shed-roofed addition on north and half-hipped porch in southeast ell. Porch has square, slightly tapered columns and carved brackets; shelters off-center entrance with paneled and glazed door and screen door.

22. Architectural style/Building type: Queen Anne
23. Landscaping or special setting:
House occupies a large corner lot with yard enclosed in picket fence. Gate posts are square with capitals.
24. Associated building, features or objects:
Carriage house, circa 1895
1-1/2 story frame, front-gabled building at alley. Walls clad in vertical boards. Building consists of two gabled section. South elevation has swing-out door and small window opening in gable end. North elevation is covered in board and batten; has 4-section window opening enclosed in fixed lites.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1892- Source of info: Lake City PHONOGRAPH, Sat.,
1895 January 14, 1893, page 3.
26. Architect: Jefferson J. Marsh Source of info: Lake City PHONOGRAPH, Sat.,
January 14, 1893, page 3.
27. Builder/contractor: John Jefferson Marsh, Harry Youmans Source of info: Lake City PHONOGRAPH
28. Original owner: Jefferson J. Marsh Source of info: Lake City PHONOGRAPH
29. Construction history (major additions, alterations, demolitions):
Bathroom addition at rear and adjoining kitchen added ca 1967. Barn expanded 1999.
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 creative efforts of two Lake City businessmen, architect and builder Jefferson J. Marsh and planing mill owner Harry Youmans, resulted in two side-by-side, two-story frame residences which are probably the most architecturally exuberant in the Lake City Historic District. Although attributed to the individual owners, Marsh and Youmans, both houses were probably speculative in nature. Youmans never lived in the corner house and instead successively rented it prior to its sale to Lake City businessman Alexander B. Carey for \$2,000 in 1900. Jeff Marsh lived at 608 Gunnison for only a short time before leaving Lake City; for years the house was used as a rental.

Construction of both 600 Gunnison and 608 Gunnison was begun in late summer 1892 as part of a brief construction boom which was fueled in part by rich gold strikes at the Golden Fleece Mine at Lake San Cristobal. In addition to the Marsh and Youmans houses, Jefferson Marsh also designed and built three other two-story frame houses for Lake City businessmen in 1892: the extant Thompson-Whinnery-Ewart House, 513 Silver, and Steinbeck-Nettleton House, 509 Silver, as well as the Squire Brown House, 214 Bluff, which was destroyed by fire in 1953.

Architectural elements common to all four existing houses are Marsh's use of front porches (covering the ground floor front elevation of Steinbeck, and wrap-around on both front and south elevations on Carey, Marsh and Thompson), paneled barge boards, and applied wood ornament; cut shingles were used on the Youmans, Marsh and Steinbeck houses, and geometric-pattern balustrades existed on the porches of Thompson, Carey and Marsh. A single window with diamond-pane sash was used in the Steinbeck construction, while Marsh incorporated windows with geometric panes of colored and patterned glass in

one or two select windows in the Carey (ornamental tower), Thompson (window near front entry), and Marsh (diamond-shaped window in front gable) houses.

"Rather imposing and showy" was the description of Harry Youmans' new residence when it was chronicled by the Lake City PHONOGRAPH in January, 1893. The Lake City newspaper described the architectural style of the two-story frame house as East Lake, prominent details identified by the newspaper including "ornamental tower [which] sets off the corner, and the cornices extend over a bay window which relieves the side elevation... the ample front windows give a view of school house square and Double Standard Mountain."

As an indication of the house's premier standing in the community, the PHONOGRAPH continued by describing interior features: "The interior is designed for convenience and comfort. Doors from the hallway lead into the parlor and dining room, both well lighted. A family bedroom is also on the first floor...a pantry with china closet corners on the dining room and kitchen. The latter will have modern conveniences, including hot water supply for the bath rooms above. The upper floor is reached by a grand staircase in the hallway making three turns, and the upper hall runs back the length of the building with separate doors to the bedrooms and baths... the orrillon windows light up the hallway, and part of the window is of colored glass."

Interior woodwork, according to the PHONOGRAPH, was crafted from native Texas lumber specially imported by Youmans. The house cost \$3,000 to construct and, according to Marsh, "it will be one of the best appointed for its cost of any dwelling in the San Juan." The newspaper concluded both the Carey and Marsh houses "are an ornament to the City."

Economics or perhaps the press of other building projects delayed completion of the Youmans house until November, 1895. Lake City TIMES reported the house would be rented to J. Angus Snedaker, an associate of mine magnate A.E. Reynolds who was hired to manage production at the Belle of the West Mine south of Lake City. At his death in 1912, the Denver POST carried an extended obituary for Snedaker illustrated with a photo of him and his wife standing on the front porch of the Youmans house. Youmans continued to rent the showy house -- reportedly installing electric lights and requesting that the lights be kept on day and night to make the house more noticeable -- until March, 1900, when he reached an agreement to sell the house to Lake City saloonkeeper A.B. Carey. Carey (1854-1930) was a native of Nova Scotia, Canada, who came to Lake City in 1891 after working in the coal mines at Crested Butte, Colorado.

Carey's first wife, Emma Jane (Toomey) Carey, died as a result of childbirth in 1898; A.B. Carey married two more times, in the process raising a family of five sons and a step-daughter in the house. The Youmans-Carey house remained in the Carey family until 1983 when two surviving sons, George W. Carey and Malcolm Carey, sold the house to Bob and Paula Starodoj of Aspen, Colorado. The Starodojs began restoration of the house, including retaining wood sash while replacing single-pane glass in the one-over-one windows with insulated double-pane glass panes. The configuration of ground floor rooms was altered with the removal of wall between parlor and family bedroom, and reconfiguration of built-in china closets, by the current owners, George and Polly Keyworth.

The Keyworths also renovated the sagging 1-1/2 story frame carriage house at the rear of the property, transforming the structure into a garage with attached artist's studio in 1998-99.

36. Sources of information:

Lake City PHONOGRAPH, Sat., January 14, 1893, page 3; Lake City TIMES, Thurs., June 16, 1892, page 1, Thurs., October 31, 1895, page 3, Thurs., November 21, 1895, page 3, Thurs., March 1, 1900, page 3; Denver POST, February 11, 1912, page 4; CEMETERIES OF HINSDALE COUNTY, COLORADO, 1874-1996, Anundsen Publishing Co., Decorah, Iowa, 1996, page 30.

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: 1892 - 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 Queen Anne style constructed in Lake City during this period, as reflected in its asymmetrical massing, clapboard materials, turret, bay windows, turned porch posts, and elaborate porch spindlework. It is the best example of Queen Anne style in Lake City. The gabled addition on the rear, built ca 1967, is subordinate to the original house and employs the same design, roof form, and materials.

Although somewhat altered by a small gabled addition, the carriage house is typical of the outbuildings constructed in the late 1800s and 1900s.

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 22, frames 20-22, 25, 26, 32-34; Negatives filed at: Lake City Town Hall
Roll 27, frames 6-12; Roll 30, frames
7-11; Roll 31, frames 14A, 15A

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

