

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: 5HN68.10
2. Temporary resource number: 120
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Gray-Shadix House
6. Current building name:
7. Building address: 115 South Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Autie and Sue Shadix, P.O. Box 219, Lake City CO 81235

II. Geographic Information

- County Property No.: R1228
9. P.M. 6th Township 44N Range 4W NW4 of SE4 of NW4 of Section 34
 10. UTM reference
Zone 13 296680 mE 4210950 mN
 11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
 12. Block(s): 3 Lot(s): 22-24 Legal:
Addition: Foote & Richardson Addition Year of Addition: 1881
 13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2197 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Cross gabled
19. Roof material: Composition
20. Special features: Porch, dormer, decorative shingles, fence, garage
21. General architectural description:
1-1/2 story cross-gabled, L-plan frame dwelling. Composition roofing with corbelled chimney in north-south roof ridge. Walls clad in clapboards and trimmed in comerboards. Half-hipped bay window in west elevation has narrow 2-over-2 windows. West gable end contains 2-over-2 window with board shutters, variegated shingles and sunburst panel on either side of window. Gabled dormer in west roof slope. Shed-roofed porch in southwest ell has turned posts, spindlework frieze, carved brackets, and low railing with turned balusters. Entrances in west and south walls have a transom and a paneled and glazed door. Foundation not visible. Circa 1965 addition on east (rear) has broad roof slope. Walls clad in clapboards with square wooden shingles in gable end. Entrance to gable end accesses suspended deck; two newer bay windows in south elevation. Deck on east elevation.
22. Architectural style/Building type: Late Victorian
23. Landscaping or special setting:
Front yard enclosed in historic bent-wire fence

24. Associated building, features or objects:

Garage, circa 1970

One-story, side-gabled frame building. Composition roofing, walls clad in clapboards with cornerboard trim. West elevation has two garage doors.

Shed, circa 1970

One-story, gabled frame building. Composition roofing, wall clad in hardboard. Door in south-facing elevation.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1895 Source of info: Hinsdale County tax rolls, 1882-1938

26. Architect: Unknown Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Hiram P. Craig Source of info: Hinsdale County tax rolls, 1882-1938

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

Enlarged with side-gabled addition to the south, circa 1902. Addition built in southeast ell in 1984. Source: Tax Assessor records

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:

Carrying the unlikely name Gray House, this enlarged Victorian painted in bright hues of yellow and blue mirrors the local economic cycle which began with a modest, small-scale frame house in the mid-1890s and reached full bloom at the start of the 20th Century with an expansion which more than doubled the size of the house. The cycle continued post-1905 as financial hopes withered with bank repossession, then gradually revived carrying through to modern-day renovation of this exuberant Queen Ann-style residence.

Dairyman Hiram P. Craig was first assessed for a modest \$250 improvement at this Foote & Richardson Addition site in 1895. Craig was a resident of Capitol City, located 10 miles from Lake City at the forks of Henson Creek, who perhaps used his in-town home as a winter residence while his children, Beryl, Sydney and Archie, attended school. His dairy at Capitol City consisted of 20 milk cows, the product of which was sold to upper Henson Creek miners. He operated a second dairy in Lake City.

Craig sold the Foote & Richardson residence to John and Lydia Gray in 1899 and it remains minimally assessed at \$150 value until 1902 when the property valuation abruptly jumps to \$800 for improvements. It is probable that the Grays enlarged the house to its present appearance with side-gable addition to the south, including spindlework porch and upstairs dormer. As a further indication of the Gray's economic prosperity at the start of the 20th Century, the property is enclosed in a woven wire fence set into a cut stone foundation.

John Gray was a native of New Brunswick, Canada, who listed his occupation as freighter when he joined Crystal Lake Masonic Lodge in 1902. In his 1910 history of the Golden Fleece Mine, Walter Mendenhall recalled that John Gray was one of the successful lessors of the mine who "realized considerable amounts" prior to the decline in ore output. Mrs. Gray was a lessor of the Lake City's Occidental Hotel late in 1911. The Grays lost their Wade's Addition house to Thatcher Bros.' Miners & Merchants Bank in 1909, and left Lake City for British Columbia in 1912.

Thatchers Bros. bank accumulated a considerable portfolio of Lake City residential and business properties, including the Gray House in Foote & Richardson Addition, prior to the bank's closing in October, 1914. Thatcher Bros. and their successors, Inland Real Estate, were patient in marketing their Lake City real estate holdings, however, and retained ownership of the Gray property for nearly three

decades -- from 1909 to 1938 when title at last passed to Ben H. Simpson.

Lake City school teacher Edna (Watson) Knowlton rented the house after returning to Lake City from Greeley, Colorado, and continued to make it her home after marrying Vernie K. Ramsey in 1934. The house was used as a summer tourist rental during successive years when it was owned by John W. Vickers, Emma Liska, and Arthur Hoffman. Fort Worth, Texas, summer visitor C.H. High acquired the property in 1955, with renovation occurring during the 1960s and 70s when the house was owned by Bill and Darlene Rice. Current owners of the Gray House are Noble and Sue Shadix.

36. Sources of information:

Hinsdale County tax rolls, 1882-1938; 1900 Federal Census for Hinsdale County, June 21, 1900; Lake City TIMES, Thurs., October 19, 1899, page 3, Thurs., May 9, 1901, page 3, Thurs., August 3, 1911, page 3, Thurs., October 10, 1912, page 3; Lake City PHONOGRAPH, Sat., January 22, 1910, page 1; Lake City TRIBUNE, Thurs., August 1, 1946, page 16; Gunnison NEWS-CHAMPION, Thurs., August 10, 1955, page 8; HISTORICAL REGISTER for Crystal Lake Lodge No. 34, AF & AM, page 80.

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: 1895 - 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 representative of the vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, board and batten, clapboard siding, gabled roof, and 2-over-2 double hung windows. The bay window, decorative shingles, sunburst panel, and porch with carved brackets and spindlework frieze reflect influence of Queen Anne style in Lake City in the 1890s.

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 25, frames 2, 22, 26; Roll 25, frames 3, 4 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

