

## 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: 5HN68.64
2. Temporary resource number: 15
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Kennedy-Lamphear House
6. Current building name:
7. Building address: 305 Bluff Street, Lake City, CO 81235
8. Owner name and address: Susan E. Hagen, 1023 Woodside Drive, Pine CO 80470

**II. Geographic Information**

County Property No.: R1189

9. P.M. 6th Township 44N Range 4W SE4 of NW4 of SW4 of Section 27
10. UTM reference  
Zone 13 296580 mE 4211430 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 0 Lot(s): 32-34 Legal: E part of 32-34  
Addition: Casco Addition Year of Addition: 1877
13. Boundary description and justification: Perimeter of parcel

**III. Architectural Description**

14. Building plan: Irregular
15. Dimensions: 859 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: Gabled
19. Roof material: Composition
20. Special features: Porch, finials, fireplace, fence
21. General architectural description:

One-story, gabled dwelling (the original portion is square log, covered with clapboards). Composition roofing; decorative trim on gable edges; finials in apex of gable ends. Brick chimney in roof ridge; tall, stone fireplace chimney in south gable wall. Walls clad in clapboards and trimmed in cornerboards. Shed-roofed porch in ell has square wood posts and turned balusters, shelters entrance with paneled door and shuttered windows. Windows are 4-over-4 and 2-over-2 double hungs with functional shutters.

Shed-roofed rear addition is roofed in rolled asphalt and has windows similar to original section. Gabled addition on southwest corner has rows of 1-over-1 windows; off-center entrance with 15-lite door. Two skylights in east roof slope.

22. Architectural style/Building type: No style
23. Landscaping or special setting:  
The house occupies a long, narrow lot enclosed in a picket fence with an ornamental gate

24. Associated building, features or objects:

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1877 Source of info: SILVER WORLD, January 5, 1878; Hinsdale County Tax Rolls, 1877-1966
26. Architect: None Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: J.N. Angier Source of info: SILVER WORLD, January 5, 187
29. Construction history (major additions, alterations, demolitions):  
Clapboards applied over log circa 1900. An addition was constructed on southwest corner in 1982. Sources: Hinsdale County Tax Rolls, 1877-1966; 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:

Deputy Hinsdale County Clerk & Recorder J.N. Angier spent \$600 building this 20' x 30' squared-log cabin in 1877. Assessment records show the cabin as being "west of Bluff" in what was to become Casco Addition to the Town of Lake City. The cabin was briefly owned by attorney William R. Kennedy who represented the 23rd District, comprising Rio Grande and Hinsdale Counties, at the Colorado Constitutional Convention in Denver from December, 1875, to March, 1876.

Jennie (Farrington) Abbott, wife of J. J. Abbott, acquired the cabin in 1880 and owned it until 1917, using the property as housekeeping quarters for the Abbott family servants and, later, as a rental. It was probably during the Abbott ownership that the log cabin was covered with clapboards. The house narrowly escaped burning in the April, 1967, fire which destroyed the neighboring Hoffman and Cummings cabin.

A rear addition to the south of the original structure in 1982, together with native rock veneer chimney, was completed when the house was owned by Charles Peeler and prior to its sale to the current owner, Susan Lamphear Hagen.

36. Sources of information:  
SILVER WORLD, January 5, 1878; Hinsdale County Tax Rolls, 1877-1966; Gunnison COURIER, April 10, 1967, page 1.

## 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, clapboard siding, gabled roof, porch, double hung windows, and lack of architectural details that indicate a particular style.

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. The 1985 addition is of similar scale, roof form, and exterior materials as the original dwelling. The addition is also set back from the original dwelling.

## 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 2, frame 7-9 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



CASCO ADDITION

