

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: 5HN68.2
2. Temporary resource number: 217
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Planing Mill
6. Current building name:
7. Building address: 400 Henson Street, Lake City, CO 81235
8. Owner name and address: Robert Hall and R. Kate Matthews, P.O. Box 490 , Lake City CO 81235

II. Geographic Information

County Property No.: R1022

9. P.M. 6th Township 44N Range 4W NW4 of NE4 of SE4 of SW4 of Section 27
10. UTM reference
Zone 13 297010 mE 4211410 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 44 Lot(s): 17-22 Legal:

Addition: _____ Year of Addition: _____

13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 4959 square feet
16. Number of stories: 1, 1-1/2
17. External wall material(s): Stone
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Fence
21. General architectural description:
One- and one-half story stone building. Metal roof. Centered section of south elevation is enclosed in horizontal wood siding. Shed-roofed section on west is also of stone; has south-facing recessed entrance with paneled and glazed door. South elevation has: balcony in the gable end accessed by a sliding glass door; an off-center entrance with shallow gabled entry cover sheltered entrance with single-lite door flanked by tall, narrow fixed lites North gable end is covered in horizontal wood siding has a shallow bay window. Windows are 1-over-1 covered in metalframe storm windows. Stone foundation.
22. Architectural style/Building type: No style
23. Landscaping or special setting:
Large property beside the Lake Fork; vegetated with aspen. North end of yard is enclosed in a wood fence along the street edge.

24. Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1894 Source of info: Lake City TIMES, Thurs., April 26, 1894, page 3.
26. Architect: None Source of info:
27. Builder/contractor: Harry Youmans Source of info: Lake City TIMES, Thurs., April 26, 1894, page 3.
28. Original owner: Harry Youmans Source of info: Lake City TIMES, Thurs., April 26, 1894, page 3.
29. Construction history (major additions, alterations, demolitions):
Converted to residence circa 1980.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Industry (planing mill)
32. Intermediate use(s):
33. Current use(s): Single dwelling
34. Site type(s):
35. Historical background:

Harry Youmans (1848-1932) was a multi-talented Lake City businessman who trapped and prospected at the confluence of the Lake Fork River and Henson Creek – the present site of Lake City – prior to the town's founding. He was closely identified with cattle ranching on both the Cebolla and Lake Fork, and between 1885 and 1886 conducted a meat market in Lake City in conjunction with Leon Lefevre. Other than cattle ranching, Harry Youmans was perhaps best known as a saw mill operator. He and Abe Guionneau acquired the old Rising Planing Mill in November, 1889.

The mill was located on the banks of Lake Fork near the corner of Henson and Fourth streets and utilized water power in operating the saw mill machinery. The Rising Planing Mill dated back to August, 1876, when it was built by Echlin & Rising and equipped with a 15-horse-power engine, jig-saws, and turning lathe. Youmans later bought out Guionneau in the enterprise and, as sole proprietor, became the Lake City area's largest supplier of building materials. "A visit to Harry Youmans' planing mill shows there is a demand for lumber in this part of the country," the Lake City TIMES wrote in April, 1892. "Several men are employed at the planing mill dressing lumber, besides a large force at work at the sawmill southeast of town."

Architect and builder J.J. Marsh worked with Youmans and in 1892 advertised that his office and shop were located at Youmans' Lake City Planing Mill at the foot of Fourth Street. The mill, according to advertisements, furnished "all kinds of lumber and building material... sash, doors, lath, moulding, and Redwood shingles. Bottom prices, call and see us." Lumber from Lake City Planning Mill supplied the bulk of the material used in houses built in what is now the Lake City Historic District throughout the 1890s and in the first decade of the twentieth century. In 1890 the firm received the contract for lumber and exterior furnishings at First Baptist Church (401 Bluff); Youmans was the contractor in 1899 supplying 200,000 board feet of sawed lumber for the new mill at the Golden Fleece Mine near Lake San Cristobal.

The existing stone mill building at 400 Henson was constructed by Youmans in April, 1894, to replace the earlier frame mill buildings constructed by Echlin and Rising in 1876. According to the Lake City TIMES, Youmans' new mill "will be 50 x 50 feet with a 16 x 50 addition along the west side. The main building will be two stories high with stone walls two feet in thickness."

A boiler and engine were hoisted into the building and, according to the TIMES, "run as smooth as a clock, without a jar of any kind." In addition to its proximity to water power on the banks of the Lake Fork, the mill buildings was also located near the tracks of the Denver & Rio Grande Railroad; immediate neighbors were primarily industrial, including a multi-story sampler (no longer extant) which was built by

Elmendorf & Schaffer in 1891. Youmans continued his Lake City Planing Mill until July, 1904, when the business was sold to father and son partnership F.M. Mendenhall and C.A. Mendenhall. Harry Youmans acquired the Free Coinage Livery Stable in Lake City and had retired to his Cebolla ranch at the time of his death in 1932.

With the post-1900 decline in construction, Youmans' stone planing mill gradually reverted to storage and ice storage. The building was owned by Bill Grandon and used for storage when it was purchased by Olton, Texas, businessman Kenneth Ray in 1965. Mr. Ray utilized vacant lots fronting the mill as the location of six mobile homes which were rented as "Old Mill Cottages" at \$12.40 per night. Rays' mobile home rentals were short-lived and the mill was sold to a Texas corporation which remodeled it for residential use. Further interior improvements took place under the ownership of the current owner, Robert E. Hall, who has remodeled rooms on the house's three levels.

36. Sources of information:

Lake City SILVER WORLD, Sat., August 26, 1876, page 3, Sat., August 22, 1885, page 4, Thurs., October 13, 1932, page 3. Thurs., September 19, 2002, page 4; Lake City SENTINEL, August 4, 1888, page 3; Hinsdale PHONOGRAPH, Sat., November 30, 1889, page 4, Sat., November 8, 1890, page 4, Sat., April 23, 1892, page 3; Lake City TIMES, Thurs., June 11, 1891, page 1, Thurs., April 7, 1892, page 1, Thurs., April 26, 1894, page 3, Thurs., January 19, 1899, page 3, Thurs., November 12, 1903, page 3, Thurs., July 7, 1904, 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: 1894 - 1904
41. Level of significance: National State Local
42. Statement of significance:
This property is the only remaining building associated with the lumber milling industry that thrived in Lake City from 1875 through the early 1900s. Its location beside the Lake Fork River reflects the use of water power to run the sawmill. It is the only industrial building remaining in the Lake City Historic District.
43. Assessment of historic physical integrity to significance:
Although somewhat altered, this building retains its 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 21, frames 24-27 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