

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: 5HN68.121
2. Temporary resource number: 95
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Le Fevre-Carman House
6. Current building name:
7. Building address: 517 Silver Street, Lake City, CO 81235
8. Owner name and address: Elberte and Violet Davis, P.O. Box 263 , Lake City CO 81235

II. Geographic Information

- County Property No.: R1151
9. P.M. 6th Township 44N Range 4W NE4 of SE4 of NW4 of SW4 of Section 27
 10. UTM reference
Zone 13 296800 mE 4211720 mN
 11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
 12. Block(s): 40 Lot(s): 7-9 Legal:
Addition: Year of Addition:
 13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1788 square feet
16. Number of stories: 1-1/2, 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Gabled
19. Roof material: Metal
20. Special features: Porch, chimney, decorative shingles, fence
21. General architectural description:
1-1/2 and one-story gabled-L frame dwelling. Corrugated metal roof with corbeled brick chimney in roof ridge. Walls clad in clapboards and trimmed in cornerboards; gable ends are clad in fish scale shingles. Small four-lite in north gable end; small octagonal window in east gable end; small flush skylight near roof ridge. The bay window in the gable wall has 4-over-4 double hung windows with metal storms; bracketed crowns have scrolled brackets.

Shed-roofed addition in northeast ell. Circa 1968, front-gabled entry porch supported by turned posts, has spindle brackets and porch frieze. One-story gabled addition on north has exposed rafters; clad in lapped siding. Stone and concrete foundation.
22. Architectural style/Building type: Italianate
23. Landscaping or special setting:
Yard edge is enclosed in newer wood fence with brick walkway leading to front entrance.

24. Associated building, features or objects:
Shed, circa 1960
One-story frame building clad and roofed in corrugated metal.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1881 Source of info: Hinsdale County tax rolls, 1881-1921
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Leon LeFevre Source of info:
29. Construction history (major additions, alterations, demolitions):
Living room addition on north and gabled entry porch, 1968. Small skylight installed ca 1990.
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:

Charles Kayser, a real estate speculator who owned an impressive list of Lake City property in the early 1880s, was assessed for a house at this site valued at \$300 in 1881. Kayser transferred his ownership of the house with Lots 8 and 9, Block 40, to yet another local speculator, Leon LeFevre, in the 1880s. It is unclear whether LeFevre actually lived in the house or used it as a rental property, although newspaper notations indicate the residence was the home of Prof. J.C. Logan in 1892, Rev. C.A. Parker in 1893, and Frank and Elizabeth Swank in 1911.

LeFevre operated a slaughter house in Las Animas, Colorado, in 1874 but shortly afterward relocated to Lake City where his initial business interests were a livery stable and butcher shop. By the 1880s he amassed a fortune in local real estate, including both residential and business property, but was considered a miserly recluse. He died in Denver in 1912, leaving a fortune in excess of \$75,000. The Lake City TIMES noted "LeFevre is well known to the people of this town and county, and for them to believe that he ever gave away anything would be a great tax upon their credulity."

According to tax records, the value of the LeFevre house had declined to \$100 by 1920, the year in which the property was transferred from the LeFevre Estate to Levi C. Carman.

Levi C. Carman (1893-1933) and his brother, Henry A. Carman (1889-1963) were sons of Rueben and Anna Carman who moved to Lake City from Douglas County, Colorado, in 1892. Mrs. Carman was widowed in 1899 and in 1900 moved her family to a small frame house (valuation \$80 1900) at 519 Silver Street (located between LeFevre-Carman House, 517 Silver, and Murphy Kirker House, 521 Silver) which was demolished by Henry Carman in October, 1941. Brothers Levi Carman and Henry Carman were well known carpenters and miners of the Lake City area. They made their home in the LeFevre House, 517 Silver, for the remainder of their lives and cared for their widowed mother in the home prior to her death in 1933.

Following Henry Carman's death, the home was sold to James and M. Therese Ryan, owners of the Elkhorn in the First National Bank Block, in 1966. At this time the home consisted of the living room with bay window, kitchen, and a narrow bedroom. The Ryans constructed the living room addition to the north and spindlework porch c. 1968. Current owners Cap and Violet Davis contracted for a fireplace at the north end of the new addition, as well as finish work in the interior of the gable end of the original house.

Back buildings at the LeFevre-Carman House consist of an enclosed wooden storage building with shed roof and single-car corrugated metal garage with gable roof, double doors opening onto the alley.

36. Sources of information:

Hinsdale County tax rolls, 1881-1921; Las Animas, Colo., LEADER, Fri., November 12, 1874; Lake City TIMES, Thurs., September 7, 1893, Thurs., November 8, 1900, page 3, Thurs., February 23, 1911, page 3, March 20, 1913; Denver REPUBLICAN, March 1, 1912, page 11; SILVER WORLD, Thurs., November 3, 1932, page 3, Thurs., January 5, 1933, page 3; Gunnison NEWS-CHAMPION, Thurs., October 9, 1941, page 8, Thurs., April 4, 1963, page 5

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: 1881 - 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 well-preserved representative of the local interpretation of the Italianate style constructed in Lake City during this period, as reflected in its clapboard exterior, porch brackets, narrow windows, and triangular window heads.

43. Assessment of historic physical integrity to significance:

Although slightly altered by addition of a 1968 front porch, this dwelling retains its architectural integrity - size, scale, roof form, clapboard materials and decorative 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 5, frames 2A-4A, 24A 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