

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5LK2463
2. Temporary resource number: TL-9-3
3. County: Lake
4. City: Twin Lakes Village (unincorporated)
5. Historic building name:
6. Current building name: Collins Complex
7. Building address: Street address not available; East State Highway 82, Twin Lakes, CO
8. Owner name and address: Brian H. Collins, 1043 3rd Ave. S., Edmonds, WA 98020

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 11S Range 80W
SW ¼ of SW ¼ of NW ¼ of NW ¼ of section 19
10. UTM reference
Zone 13 ; 380229 mE 4326830 mN
Zone 13 ; 380245 mE 4326830 mN
Zone 13 ; 380245 mE 4326781 mN
Zone 13 ; 380229 mE 4326781 mN
11. USGS quad name: Mount Elbert. CO
Year: 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 7 Block: 9
Addition: Town of Twin Lakes, Original Townsite Year of Addition: 1880, Replatted 1891
13. Boundary Description and Justification: Lot 7 and the width of 7th Street to the west of Lot 7. The buildings are taxed as though in Lot 7 but are located at the western edge of Lot 7 and into 7th Street.

III. Architectural Description

14. Building plan (footprint, shape): Dwelling (F#1): Rectangular
15. Dimensions in feet: Length 30' x Width 40' estimated from scaled Google satellite image
16. Number of stories: 1
17. Primary external wall material(s): horizontal split log siding
18. Roof configuration: Front gabled

19. Primary external roof material: Metal/Steel

20. Special features:

21. General architectural description:

This property consists of a wood frame dwelling (Feature #1), a log ice house (Feature #2), a wood frame privy (Feature #3), a log barn/garage (Feature #4), and a log barn (Feature #5), arranged from south to north respectively. The 1 story gabled dwelling has horizontal split log siding on walls and gable ends, sheet metal on the roof, and a poured concrete perimeter foundation. A brick chimney exits the north end of the roof peak. Windows are double-hung in metal sashes. A shed porch on a concrete slab on the south end of the building shelters the main entry, and a pedestrian door with concrete stoop is near the center of the east side.

22. Architectural style/building type: No style, Single file/linear

23. Landscaping or special setting features: None

24. Associated buildings, features, or objects:

Immediately north of the house is a small gabled log ice house with sheet metal roof, concrete chinking, and square-cut corner joining. To the north of the ice house is a wood frame privy with vertical board walls, sheet metal on roof, and no visible foundation. To the north of the privy is a low 1-story log garage with square-cut corner joining, sheet metal on a gabled roof, double wood doors on the west end, and sill logs set on uncut fieldstones. To the north of the barn/garage is a 1-1/2 story gabled log garage with saddle and slightly V-notched corner joining, sheet metal on the roof, loft rafters extruding on east and west ends, concrete or mortar chinking, and double barn doors at the center of the south side.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1880-1910 (outbuildings) Actual: 1907 (dwelling)

Source of information: Historic photographs, county deed and tax records, Twin Lakes Miner newspaper.

26. Architect: N/A

Source of information:

27. Builder/Contractor: N/A

Source of information:

28. Original owner: G.V. Booco, J.W. Henault

Source of information: See below.

29. Construction history (include description and dates of major additions, alterations, or demolitions):

These buildings legally occupy Lot 7 of Block 9 of the Twin Lakes town site, but in fact the buildings are located in 7th Street, slightly to the west of Lot 7. Clara Leonhardy, original owner of the town site, deeded Lot 7 to Katherine Booca on October 7, 1882. A ca. 1880 photograph shows a 2 story, wood frame commercial building at or very near this location, possibly a store operated by I.S. Booco and his brother G.V. Booco. I.S. Booco sold groceries and general merchandise in Twin Lakes from 1882 to at least 1892, served as the village postmaster in 1887 and 1888, and engaged extensively in real estate in Twin Lakes. I.S. Booco moved to Steamboat Springs in 1903. In that year, G.V. Booco was lauded in the local newspaper as "one of our most esteemed citizens" who had received a patent for an invention to help prevent robbery of rail express cars, and who had taken into partnership J.W. Henault of Leadville. G.V. Booco was also interested in several mining ventures in the Twin Lakes

vicinity. G.V. Booco moved to Aspen in 1905, and Henault paid taxes on the property after 1910. Henault built a house in Twin Lakes in 1907, probably the current dwelling to replace the two-story building. An undated photograph shows the two-story building and outbuildings including the current barn, barn/garage, and ice house, indicating these outbuildings were constructed between 1880 and 1910. The location of the buildings in 7th Street may reflect the construction of the original 2 story structure and the outbuildings before the Town of Twin Lakes was platted in 1880, and the location of the current dwelling very near the edge of Colorado Highway 82 reflects construction of the house before the roadway was widened in the 1920s. The dwelling was re-sided and otherwise repaired in the 1990s, and installation of the concrete perimeter foundation and windows may have occurred at that time.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/single dwelling/seasonal dwelling

32. Intermediate use(s):

33. Current use(s): Domestic/seasonal dwelling

34. Site type(s): Domestic/seasonal dwelling

35. Historical background: See above.

36. Sources of information: Historic photographs, county deed and tax records, Twin Lakes Miner newspaper.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

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 possess 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 (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: Commerce, Industry/mining, Recreation/Tourism

40. Period of significance: 1865-1966

41. Level of significance: National State Local

42. Statement of significance:

This building complex visually anchors the west end of the Twin Lakes Historic District, and it occupies the original west end of commercial activities in Twin Lakes during the 1880-1910 period. This property is Eligible under Criteria C and A because it represents a significant and distinguishable

entity (Twin Lakes village) whose components may lack individual distinction (Criterion C). The village of Twin Lakes is a well-preserved Colorado mountain mining camp and early recreation and tourism destination from the period 1865 to 1966. Individual structures within the village represent commercial support of mining and tourism in the forms of hotels, general stores and meat markets, saloons, an assay office, blacksmith shops, rental cabins and cottages, headquarters for small mining companies, stables, homes of miners and local businessmen and women, a 1-room school, and a log building that served as Lake County's second courthouse in 1866-1867. Many of these buildings lack individual distinction in architecture or historical associations, but together the buildings visually, architecturally, and functionally represent the important mining, tourism, and habitation history of Twin Lakes village and surrounding area (Criterion A).

43. Assessment of historic physical integrity related to significance:

The dwelling was re-sided and otherwise repaired in the 1990s, and installation of the concrete perimeter foundation and windows may have occurred at that time. Outbuildings retain integrity from the pre-1910 period.

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: This building complex visually anchors the west end of the recommended expansion and revision of the Twin Lakes Historic District, and it occupies the original west end of commercial activities in Twin Lakes during the 1880-1910 period. This property may have been within the boundaries of the Twin Lakes District as listed in 1974, but this complex and most other properties within the 1974 boundaries were not identified as either contributing or non-contributing to the District.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: TL-9-3:1 through 9-3:12

Negatives filed at: History Colorado

48. Report title: Twin Lakes Historic Structures Survey 2015

49. Date(s): 2016

50. Recorder(s): Kurt Schweigert

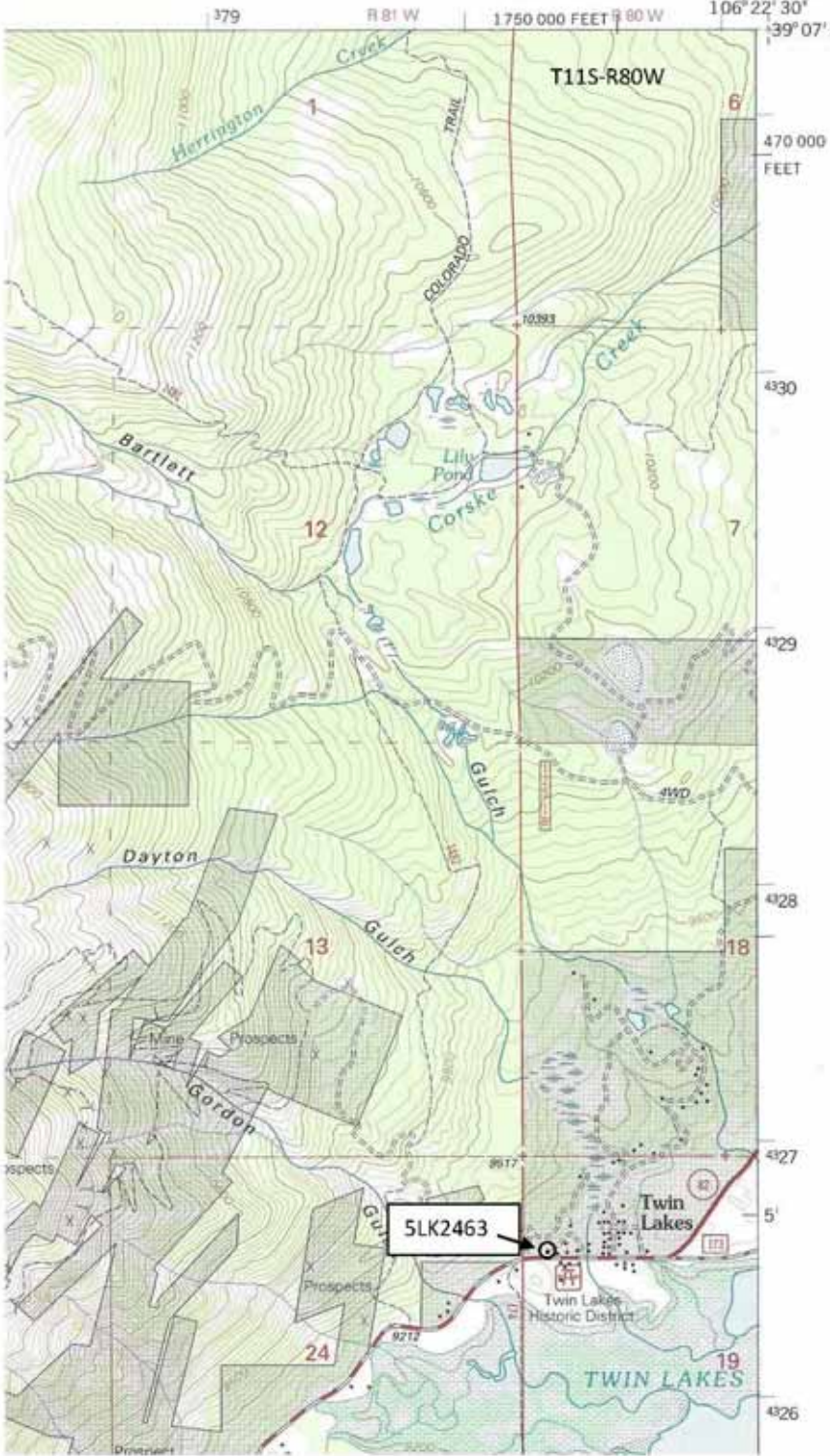
51. Organization: Friends of Twin Lakes

52. Address: 242 Eagle Drive, Golden, Colorado 80403

53. Phone number(s): 303-910-5182

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

MOUNT ELBERT QUADRANGLE
COLORADO
7.5-MINUTE SERIES (TOPOGRAPHIC)





5LK2463 Sketch Map

F#1: Dwelling

F#2: Log Ice House

F#3: Privy

F#4: Garage

F#5: Barn



5LK2463, Feature 1 (Dwelling), View to NE, Photo TL-9-3:1



5LK2463, Feature 1 (Dwelling), View to NW, Photo TL-9-3:2



5LK2463, Feature 1 (Dwelling), View to SE, Photo TL-9-3:3



5LK2463, Feature 2 (Ice House), View to SE, Photo TL-9-3:4



5LK2463, Feature 2 (Ice House Corner Joining), View to SE, Photo TL-9-3:5



5LK2463, Feature 3 (Privy), View to NE, Photo TL-9-3:6



5LK2463, Feature 4 (Garage), View to NE, Photo TL-9-3:7



5LK2463, Feature 4 (Garage, Corner Joining), View to SE, Photo TL-9-3:8



5LK2463, Feature 5 (Barn), View to NE, Photo TL-9-3:9



5LK2463, Overview, View to East, Photo TL-9-3:10



5LK2463, Dwelling, View to NW, Photo TL-9-3:11



5LK2463, Complex, View to NW, Photo TL-9-3:12