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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: 5HN68.51
2. Temporary resource number: 71
3. County: Hinsdale
4. City: Lake City *R.C. Vose Hardware*
5. Historic building name: Pueblo House Hotel
6. Current building name: *Pueblo House*
7. Building address: 312 Silver Street, Lake City, CO 81235
8. Owner name and address: Pueblo House Partnership, P.O. Box 250, Lake City CO 81235

II. Geographic Information

County Property No.: R1194

9. P.M. *6th NM* Township 44N Range 4W NW4 of SE4 of SW4 of Section 27
10. UTM reference
Zone 13 *2* 296730 mE *15* 4211420 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 55 Lot(s): 23-24 Legal:
Addition: _____ Year of Addition: _____
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 2709 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: Flat
19. Roof material: Asphalt
20. Special features: Decorative cornice, porch
21. General architectural description:

One-story, front-gabled building with false front facade. Metal roof; brick chimney in rear of roof ridge. False front is covered in horizontal wood; has modest bracketed cornice. Side walls are clad in stained lapped siding. Façade has five paneled, cast iron columns supporting a horizontal member with dentil band. Central opening contains entrance with newer paneled 9-lite door; side openings contain large, 2-lite fixed-sash windows.

At far left is a paneled door that formerly accessed stairs that led to second story (now removed). Façade has full-width shed-roofed porch supported by square posts with square supports and angled braces. Gabled section on rear is clad in horizontal boards with gabled, double carport supported by logs and horizontal beams.

Interior retains segmental arched support from lobby of original Pueblo House Hotel

22. Architectural style/Building type: False Front Commercial
23. Landscaping or special setting:

24: Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1877 Source of info: Lake City SILVER WORLD, Sat., January 13, 1877, page 3, Sat., January 5, 1878, page 2.
26. Architect: Unknown Source of info:
27. Builder/contractor: John Moore Source of info: Lake City SILVER WORLD, Sat., January 13, 1877, page 3, Sat., January 5, 1878, page 2.
28. Original owner: R.C. Vose Source of info: Lake City SILVER WORLD, Sat., January 13, 1877, page 3, Sat., January 5, 1878, page 2.
29. Construction history (major additions, alterations, demolitions):
Second story removed from building in 1946. Rear residential addition built in 1970, narrow addition on south in 1979. Source: Tax Assessor records.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): ~~Hotel, grocery store~~ *Hardware*
32. Intermediate use(s): Hotel, multiple dwelling, library, post office, specialty store
33. Current use(s): Specialty store
34. Site type(s):
35. Historical background:

The one-story frame false front at 312 Silver is the surviving fragment of one of Lake City's best known 19th Century hotels, the Pueblo House. It was formerly an imposing two-story structure built in January, 1877, and used as a hardware store prior to being adapted for hotel use in 1891. It achieved its present appearance in 1946 when the upper story and veranda porch were removed.

John Moore was an ambitious Lake City builder who completed two two-story frame commercial buildings on the east side of Gunnison Avenue between 2nd and 3rd streets in 1877. Moore also had plans for a commercial building at 312 Silver Street and partially completed the two-story building by January, 1877, when he ceased construction.

The Moore building was historically impacted by the two commercial buildings built in 1876/77 which flanked it on either side, neither of which is extant today. To the immediate south was a near-identical two-story frame building built by former Pueblo, Colorado, resident Henry Kemmer for use as the Pueblo House Hotel. Adjoining the Moore building to the immediate north was a one-story brick and adobe structure built by R.C. Vose as a hardware store. Vose needed additional space and in mid-year 1877 arranged with John Moore to purchase his partially built commercial building at 312 Silver.

Vose finished the building and expanded into it with his stove store and tin shop. As completed, the Moore building had the typical 1870s configuration of a recessed set of double doors flanked on either side by nine-pane show windows. An additional doorway, extant today, accessed a stairway leading to rooms in the upper story. The building continued as a hardware store under Vose's successors, John H. Simmons in 1878 and E.H. Biggers in 1884. It is listed as vacant on the 1890 Sanborn-Perris Insurance Map.

In the intervening years the Pueblo House Hotel to the south continued to expand under the direction of owner Billy Patterson. Patterson paid \$2,000 in February, 1891, to purchase the former Moore building and opened it to the neighboring Pueblo House. Patterson initially utilized only the upper story of the building, selling the ground floor store room to J.W. Andrews & Co. for use as the Parlor Meat Market. Patterson took over the entire building in 1894, hiring J.J. Marsh to remodel the ground floor storeroom into the hotel office and sample room, with two large bedrooms to the rear. "The new parlor at the Pueblo

House would do credit to the Brown Palace at Denver," the Lake City TIMES reported, "Brussels carpet, fine large hard coal burner, plush rockers and lounges, constitute the furnishings." It was probably at this date that the decorative interior archway was constructed, a notable feature of the building as it exists today.

Enumeration of the Pueblo House taken as part of the June, 1900, Federal Census lists William Patterson and James F. Sheridan as partners. Interestingly, Patterson, who was 60 years old and a native of Ireland, attested he was incapable of either reading or writing. Hotel staff in 1900 consisted of Belle Freeman, Maud Smith, Margaret Hammond, Michael Sullivan and Charles Mack, listed as servants, and Charles Rossir, James Gaukroger, Robert Gove, John Henderson, Daniel Murphy, Edward Marks, Edward Porter, Louis Roberts, and Edward Snyder as lodgers. Post-1900, business evidently declined at the hotel and disputes arose between owners resulted in a succession of auctions which were held for the Pueblo House property and contents.

Mrs. Lottie Kelly was lessor of the hotel in 1907. She advertised the Pueblo House as "Headquarters for Mining Men, Tourists and Commercial Representatives" with rates \$1.50 to \$2.50 per day. John and Etta Hammond owned and operated the Pueblo House from 1914 until Mr. Hammond's death in 1926. Both the Pueblo House and Occidental Hotel were purchased by H.B. "Jimmy" Grant in 1936. In addition to the Occidental Hotel and Pueblo House, Grant also purchased vacant lots across the alley fronting Gunnison Avenue and built six rental cabins as part of an envisioned tourist court. The cabins survive today as a portion of the G & M Cabins.

Demolition of the Pueblo House began in April, 1940, when Richard Halpin and Pat McPolin tore down the original two-story portion built by Henry Kemmer in 1876. Renovation was also taking place at the Occidental Hotel when it burned to the ground in December, 1944. Disillusioned with his business prospects, Jimmy Grant sold the property to H.A. McCulloch in 1945 and McCulloch in turn sold the property to brothers Glen Hersinger and Max Hersinger in 1946.

Included in the purchase was the Moore building, the remaining two-story portion of the Pueblo House at 312 Silver, together with the old Vose hardware building adjoining to the north. Hersinger brothers continued the demolition started by Jimmy Grant, bulldozing the Vose building and removing the upper floor of the Pueblo House. They remodeled the lower portion of the building and in July, 1947, opened a sporting goods store featuring fishing tackle and fly rod repair.

The building served as a library conducted by Pioneer Jubilee Women's Club in 1948 and was leased as a sporting goods store by H.L. Slater in 1950; it was the location of Lake City Post Office under the tenure of Postmaster Alice Green 1953 to 1956. Bertha Forbes purchased the building in 1957 and used it to house Forbes Antiques from 1957 until her death in 1973. In more recent years the Pueblo House was used as a leather store, Clay Cotton's Silver Street Saloon, and "Lake City Country," a gift shop conducted by Annette Moody. It was purchased by Bill and Ruthanna Hall in 1994 and, as a gift and home accessory store, renamed the Pueblo House.

Alterations to the Pueblo House since 1978 include reconfiguration of the front elevation doors and windows, and a shed-roof porch which was constructed in 2002. The roof ridge on the rear of the building has gradually been extended to include living quarters and a carport extending east to the alley.

36. Sources of information:

Lake City SILVER WORLD, Sat., October 14, 1876, page 3, Sat., January 13, 1877, page 3, Sat., April 14, 1877, page 3, Sat., January 5, 1878, page 2, Thurs., October 28, 1926, page 3, Thurs., May 6, 1937, page 1, Fri., May 26, 1978, page 13; Lake City TIMES, Thurs., February 12, 1891, page 4, Thurs., May 7, 1891, page 3, Thurs., August 1, 1894, page 3, Thurs., August 23, 1894, page 3, Thurs., November 15, 1894, page 3 Thurs., July 4, 1907, page 2, Thurs., January 1, 1914, page 3; Lake City TRIBUNE, Thurs., March 27, 1947, page 1, Thurs., April 10, 1947, page 8, Thurs., July 24, 1947, page 3, Thurs., May 6, 1948, page 1; Gunnison NEWS-CHAMPION, Thurs., February 27, 1936, page 8 Thurs., April 25, 1940, page 8, Thurs., August 23, 1945, page 6, Thurs., February 21, 1946, page 7, Thurs., May 11, 1950, page 2, Thurs., April 2, 1953, page 8, Thurs., September 11, 1957, page 5; Federal Census, Lake City, Hinsdale County, Colorado, June 4, 1900.

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 building is associated with settlement and development of Lake City during the late 1800s mining era. It is an altered, representative of commercial design in Lake City, as reflected in its false-front façade with bracketed cornice, and cast iron store front with large display windows.

43. Assessment of historic physical integrity to significance:

Removal of the second story and addition of porch have altered the integrity of this building so that it does not contribute to the historic district.

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 10, frames 32A, 33A; Roll 11, 22A Negatives filed at: Lake City Town Hall

48. Report title: 2003 Architectural Survey of Lake City, Colorado

49. Date(s): September 2002 - June 2003

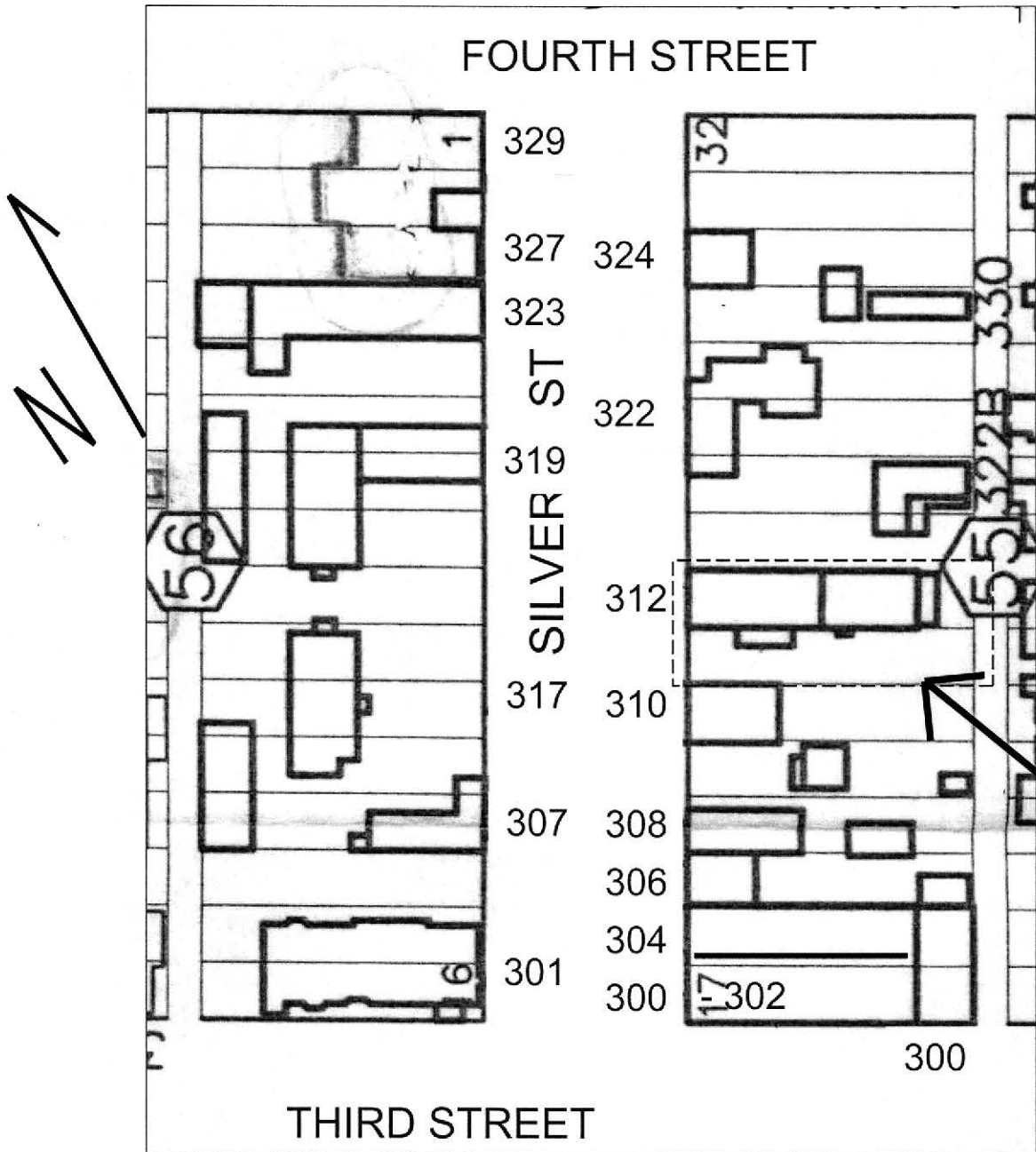
50. Recorders Cathleen M. Norman and Grant E. Houston

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



5HN-68.51

9/2002



5HN.68.51
Interior 9/2002



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