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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: 5HN68.158
2. Temporary resource number: 141
3. County: Hinsdale
4. City: Lake City *Spurr Residence ~ Michaels Residence ~*
5. Historic building name: ~~Michael-Rawson House~~ *Residence*
6. Current building name: *Pitneys Columbine Retreat*
7. Building address: 216 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Margaret Pitney, 1640 South Perry, Denver CO 80219

II. Geographic Information

County Property No.: R1195

9. P.M. *6th* Township 44N Range 4W SE4 of SE4 of SW4 of Section *3427*
10. UTM reference
Zone 13 *7* 296770 mE *26* 4211230 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
12. Block(s): 59 Lot(s): 22-26 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 899 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: *Porch, chimney, fence*
21. General architectural description:
1-1/2 story, front-gabled frame dwelling. Metal roof with friezeboard, diamond-shaped window, and ornament in gable end. Corbeled brick chimney in roof ridge; second exterior brick chimney on north elevation. Walls clad in clapboards with cornerboard trim. West elevation has half-hipped porch roofed in wood shingles with square wood posts, spindle balusters and porch frieze with cross-bar pattern. Long, gabled one-story addition on rear. Gabled addition projecting from southeast corner has paired 1-over-1 windows, inset porch with square posts and plain balusters, shelters north-facing door and window. Foundation covered in horizontal board.
22. Architectural style/Building type: Late Victorian
23. Landscaping or special setting:
Large lot, enclosed in picket fence.

24. Associated building, features or objects:

Shed, circa 1900

One-story, shed-roofed frame building near alley. Metal roof, walls clad in vertical boards. Small 4-lite window in south elevation. West elevation has entrance with board door

IV. Architectural History

25. Date of construction Estimate: _____ Actual: c. 1876 Source of info: Overview photographs of Lake City 1876-1880; Sanborn Insurance maps, 1886, 1890, 1896, 1902.

26. Architect: None Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: S. H. Spurr Source of info: Hinsdale County tax rolls, 1876-1883

29. Construction history (major additions, alterations, demolitions):

Large, set back rear addition built in 1989. Source: Tax Assessor records. *metal roof*

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): *seasonal*

35. Historical background:

Overview photographs of Lake City dating from fall, 1876, to c. 1880 depict an evenly spaced line of modest one-story frame and log residences set back from Gunnison Avenue which were located to the immediate south of the Moore Buildings, 220 Gunnison. The Michaels-Rawson House, 216 Gunnison, is the sole survivor of these four c. 1876 single family residences. Sanborn Insurance Maps show the outline of the house and a series of rear additions in 1886 and 1890, surrounded on both the north and south by slightly smaller residences. Surrounding houses disappeared by the time the 1896 Sanborn-Perris Map was prepared.

S.H. Spurr acquired four lots at this location from the Lake City Town Company in January, 1876, and received title based on a purchase price of \$5 per lot. Spurr was taxed on an assessed value of \$1,200 for the land and \$500 improvements in 1877. Spurr sold the lots and houses individually in 1880 and 216 Gunnison passed briefly to Lake City businessman John Maurer before being acquired by Civil War Veteran Joseph B. Michaels in 1882. Michaels (1844-1924) was a pioneer of the Lake City who discovered and located the Lode Star Mine in February, 1875. In later years he operated such diverse businesses as a bakery and stage line, the latter running between Lake City and Capitol. In 1883 he advertised that tickets and scheduling for the Capitol City Stage Line were available at his Gunnison Avenue residence.

Michaels was twice elected Hinsdale County Sheriff, served as city marshal in the late 1880s and early 90s, and was a founding member of Lake City Grand Army of the Republic post. Michaels owned only the house and single lot in 1882 but in subsequent years acquired neighboring property in Block 59. Lake City TIMES reported in June, 1894, that Michaels had purchased the lot to the north of his house and torn down an old log cabin which stood on the site. Also in 1894, Michaels was credited with improving the appearance of his residence with the addition of a new roof and weather boarding. Michaels erected a decorative picket fence around his expanded yard, in part as an ornament but also to protect his prized vegetable garden: in October, 1886, Lake City SILVER WORLD reported Michaels had harvested five tons of cabbage and three tons of potatoes on his nine lots.

The Michaels house was owned by Wesley H. Ogle and his wife, Lulu, from 1901 to 1910. Ogle served as Lake City Postmaster from July, 1901, through December, 1909. He left Lake City in early 1910 after the death of a 17-year old son.

For the majority of its history, the Michaels-Rawson House has been closely identified with succeeding

generations of the Rawson family. William O. and Mabel (Downing) Rawson were residents of Kansas City, Missouri, who moved to Lake City in 1907. The couple purchased W.H. Ogle's Gunnison Avenue residence in January, 1910. Mabel Rawson continued to live in the home following the death of her husband during Lake City's 1920 influenza epidemic. Aided by her father, she raised three sons and two daughters, as well as serving three terms as Hinsdale County Superintendent of Schools and 26 years as Hinsdale County Clerk & Recorder. Prior to her death in 1962, Mrs. Rawson and Pearl Hunt McCloughan teamed up on a preservation project in the late 1950s which saved Lake City's First Baptist Church, 401 Bluff, from demolition. The Michaels-Rawson House is now owned by Mabel Rawson's daughter, Margaret Rawson Pitney, who occupies the home on a seasonal basis.

36. Sources of information:

Overview photographs of Lake City 1876-1880; Sanborn Insurance maps, 1886, 1890, 1896, 1902; Hinsdale County tax rolls, 1876-1883; Record Book of the Lake City Town Company, 1875-1876; Lake City TIMES, Thurs., May 3, 1894, page 3, Thurs., June 21, 1894, page 3, Thurs., February 21, 1901, page 3, Thurs., January 27, 1910, page 3; Lake City SILVER WORLD, Sat., October 16, 1886, page 3, Thurs., June 12, 1924, page 3, Fri., July 3, 1987, page 4; Lake City PHONOGRAPH, Sat., February 19, 1910, 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: 1876 - 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 dwellings constructed by merchants and mine investors in Lake City during this period, as reflected in its simple design, clapboard siding, gabled roof, porch, 2-over-2 double hung windows, elaborate gable-end ornament, and lack of architectural details that indicate a particular style. The shed located at the rear of the lot near the alley is also associated with settlement and development of Lake City. It is representative of the outbuildings constructed in Lake City in the late 1800s and early 1900s as reflected in its alley location, frame construction, corrugated metal roof, and wood siding.

43. Assessment of historic physical integrity to significance:

Although slightly altered by a rear addition, this dwelling 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 24, frames 23A, 26A; Roll 26, frames 3, 4; Roll 29, frames 9A-10A Negatives filed at: Lake City Town Hall

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

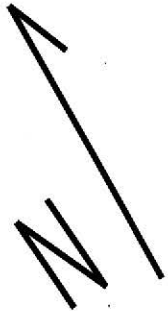
49. Date(s): September 2002 - June 2003

50. Recordors 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





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9/2002



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