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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: 5HN68.155
2. Temporary resource number: 138
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Ramsey Cabins *Grandon Cabins*
6. Current building name: Iron Kettle Cabins
7. Building address: 201 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Laura and Leslie Linsey, P.O. Box 640, Lake City CO 81235

II. Geographic Information

9. P.M. *6th NM* Township 44N Range 4W *NW* County Property No.: R1130
NE4 of NE4 of NW4 of NW4 of Section 8 34 +
10. UTM reference
Zone 13 *15* 296720 mE *22* 4211210 mN
SW 1/4 SE 1/4 SW 1/4 SW 1/4 of 27
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 58 Lot(s): 10-16 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 1410 square feet
16. Number of stories: ~~1-1/2~~
17. External wall material(s): Horizontal siding
18. Roof configuration: Gambrel
19. Roof material: Metal
20. Special features: Porch, chimney
21. General architectural description:
Complex of four ~~1-1/2~~ *1 story* story buildings and a garage. Office is a ~~two-story~~ *1 story* frame dwelling with gambrel roof covered in metal with projecting beams and small gable end ornament. Metal roof; chimney in west roof slope faced in stone. Walls covered in horizontal lapped siding and trimmed with cornerboards. Windows in south elevation are fixed sash, rectangular and trapezoidal. Other windows are 2-lite with decorative shutters with a tri-legged kettle emblem. East elevation has inset porch with concrete block deck, with north-facing entrance with paneled and glazed door and storm door. West elevation has projecting section on north and inset porch on south. Concrete block foundation.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

22. Architectural style/Building type: No style

23. Landscaping or special setting:

24. Associated building, features or objects:

Cabin 1, circa 1937

1-1/2 story, side-gabled frame dwelling with gambrel roof covered in metal; metalframe slider window in gable end. Walls covered in horizontal lapped siding and trimmed with cornerboards. Windows have decorative shutters with tri-legged kettle emblem. East elevation has inset porch with concrete block deck and square posts. Centered entrance has solid door with three small horizontal lites and a screen door. Concrete block foundation.

Cabin 2, circa 1937

1-1/2 story, side-gabled frame dwelling with gambrel roof covered in metal; metalframe slider window in gable end. Walls covered in horizontal lapped siding with cornerboards. Windows have decorative shutters with tri-legged kettle emblem. East elevation has inset porch with concrete block deck and square posts. Centered entrance has solid door with small lite and a screen door. West elevation has shed-roofed porch, partially enclosed with vestibule with paneled and glazed door. Concrete block foundation.

Cabin 3, circa 1935

1-1/2 story, side-gabled frame dwelling with gambrel roof covered in metal; metalframe slider window in gable end. Walls covered in horizontal lapped siding with cornerboards. Windows have decorative shutters with tri-legged kettle emblem. East elevation has inset porch with concrete deck and square posts. Centered entrance has solid door with three small, horizontal lites and a screen door. West elevation has shed-roofed entry porch with wood square posts and entrance with solid door and storm door. Concrete block foundation.

Garage, circa 1980

1-1/2 story, front-gabled frame building with gambrel roof covered in metal. Walls covered in horizontal lapped siding. Shed-roofed section on west elevation. South elevation has double car garage opening, single car opening and small door on far left. East elevation has door toward rear.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1935 - Source of info: Gunnison NEWS-CHAMPION, Thurs.,
1940 February 21, 1935, page 8, Thurs.,
February 27, 1936, page 8, Thurs.,
January 6, 1938, page 1.

26. Architect: None Source of info:

27. Builder/contractor: Vernie K. Ramsey Source of info: Gunnison NEWS-CHAMPION

28. Original owner: Vernie K. and Edna Ramsey Source of info: Gunnison NEWS-CHAMPION

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

Local carpenters Michael Glasscock, David Winblood and Richard Dunham replaced the 1930s-era gable roofs with gambrel roofs the early 1980s. Hot tub addition on northwest (rear) of manager's house built in 1984. Source: Tax Assessor records.

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

V. Historical Associations

31. Original use(s): Tourist cabins

32. Intermediate use(s):

33. Current use(s): Tourist cabins

34. Site type(s):

35. Historical background:

As it exists today, Iron Kettle Cabins is a modified late-1930s tourist court which consists of four 1-1/2-story side-gabled gambrel-roofed structures --- the owners' residence on the northwest corner of Gunnison and Second, and three rental cabins extending northward, all of which are aligned parallel to Gunnison Avenue. The residence and rentals are situated at the front of the lots; two other smaller rental

buildings were located adjacent to the alley at the rear of the lots but were moved from the site to Matterhorn Motel, 409 Bluff, in 1993. The residence and extant rentals date from the period 1935 to 1940 when side-gable, single-story structures with shed roof rear additions were built from recycled building materials. The appearance of the residence and three rentals was significantly altered in the early 1980s when local carpenters Michael Glasscock, David Winblood and Richard Dunham were employed to replace the 1930s-era gable roofs with gambrel roofs.

The site on which Ramsey Cabins were built was the location of several 1870s-era log and frame buildings which had been demolished by the time the property was redeveloped for tourism purposes in the 1930s. The land was owned by Lake City school teacher Edna (Watson) Ramsey (1882-1959) and her carpenter husband, Vernie K. Ramsey (1877-1943). Mrs. Ramsey was a Lake City native whose 37-year tenure as Lake City elementary school teacher, 1915 to 1952, is commemorated in present day Edna Knowlton Ramsey Elementary School. She married Vernie K. Freeman in 1934. Mr. Ramsey and several brothers were notable Lake City building contractors, businessmen and miners starting in the late 1890s.

It was shortly after their marriage that the Ramseys began constructing a series of tourist rental cabins utilizing lumber from derelict buildings. In February, 1935, it was reported Mrs. Ramsey had acquired and demolished the Billy Berryman house on Baptist Hill, Bluff Street, with the intent of reusing the materials on a planned Gunnison Avenue building project. Vernie Ramsey "is building another tourist cottage on Gunnison Avenue," in February, 1936, and in January, 1938, Vernie Ramsey was reported to be taking down the Bluff Street home of his late father, Lovian B. Ramsey, "to be rebuilt in the 'Ramsey subdivision' at Second and Gunnison."

By July, 1940, the Ramseys were advertising four three-room cabins which were available to rent fully furnished. Garage accommodations were also advertised. "You don't go to the hills when you stay at the Ramsey Cottages," a July, 1940, newspaper advertisement advised, "you're IN 'em!" Mrs. Ramsey continued an alternating career of school teacher during the winter months and cottage innkeeper in the summers following the death of her husband in 1943. She sold the rental business to Mr. and Mrs. L.W. Grandon in 1955 and retired to the neighboring Moon House, located at 200 Second and subsequently relocated to 130 Bluff.

Bill and Lucille Grandon changed the name of the resort to Grandon's Cabins and operated the business until sale to Frank and Joanne Adams in 1971. Rechristened the Iron Kettle Cabins, the resort was gradually transformed c. 1976-c.1985 under the ownership of the Adams and their successors, Doug and Sandy Miller, with an enlargement of the owners' residence on the corner and the gradual remodel of the rental cabins to the present gambrel-roof appearance. It was during the Millers' ownership that two rental cabins located at the rear of the lots on the alley were relocated to Matterhorn Motel, 409 Bluff. Iron Kettle Cabins have been owned by Ellis and Laura Linsey since 1993.

Prior to redevelopment for Ramsey Cabins, the northwest corner of Gunnison and Second was the site of three notable mid-1870s buildings. The corner lot was the location of Lake City's first structure, the crude log-wall, dirt roof Enos T. Hotchkiss cabin, which was built in August, 1874. The future site of Lake City was little more than a willow and beaver pond wilderness at the time Hotchkiss and members of the Saguache & San Juan Toll Road building party passed up the Lake Fork Valley in mid-August en route to the Animas Valley.

The town's first cabin was seen as a unique historic curiosity by 1876, although no attempt was made to preserve the structure. It was unfortunately located adjacent to an early Lake City school and had reportedly "fallen to ruin, the work of mischievous boys," in October, 1879. A photograph taken of the cabin by local photographer T.E. Barnhouse prior to its disappearance depicts a windowless log structure with hinged wood plank front door. Walls are constructed of large dimension round logs with protruding ax-cut ends. The roof consists of a central log ridge pole supporting split logs covered with earth.

Enos Hotchkiss has traditionally been given the title "Father of Lake City" based on the fact he built the town's first cabin. In reciting the facts of Lake City's early history in a January 5, 1878, recap, the SILVER WORLD wrote, "The first cabins were erected by E.T. Hotchkiss during that month [August, 1874]. The Bartholfs, B.A. Sherman, the Lee Bros., Finley, Sparling, Brockett and others followed, and the foundation of the town was laid."

The Hotchkiss cabin was one of a succession of similar styled log, dirt-roofed cabins which were built by Lake City's pioneers in late summer, 1874. In an October, 1931, letter to SILVER WORLD Editor William C. "Billy" Blair, Alaska prospector Eugene Bartholf recalled that his father, John D. Bartholf, was a

member of the Hotchkiss' road building party in 1874. According to Eugene Bartholf, John D. Bartholf located a ranch at the site of Lake City in summer, 1874, and built the first cabin. The Bartholf cabin, similar in style to the Hotchkiss counterpart, survived until at least 1900 as part of the Elephant Corral on Bluff Street. Eugene Bartholf went on to explain that Enos Hotchkiss built the first cabin "after the townsite was surveyed." The second cabin post-town-survey, according to Bartholf, "was, I believe, built by Neise and Chanute Lee."

Canute Lee's relatives visited Lake City from Nebraska in 1886 and provided copies of a draft letter to President Roosevelt written by Lee late in life. In that penciled letter, Lee states in part "Built first Log in Lake City and wintered in 1873..." The Lee log cabin was located toward the rear of lots to the south of Masonic Hall (215 Silver) and was demolished in 1884. Noted Confederate Major Charles Edward Broyles was among Lake City's early pioneers and, according to family tradition, built the town's sixth cabin. It is difficult, and perhaps impossible, to trace the exact location of these early cabins because of the fact in most cases the early cabin builders did not actually own the land on which the improvement was made.

Also on the site of Ramsey Cabins, extending northward from the corner, were two two-story false-front commercial buildings which were built in 1876. The Farnsworth or Hollister Building was the location of an early public school opened by Col. Adams, as principal, and Miss Winnie Harris, assistant, in September, 1877. Its upper floor was the location of a Knights of Labor reading room in 1890. The ground floor storeroom of the Hollister Building is listed as vacant in Sanborn Insurance maps for 1886, 1890 and 1896, and the building is no longer extant by Sanborn's 1902 insurance map.

Neighboring the Hollister Building to the immediate north was the two-story Barnhouse Gallery, a frame false-front built by photographer T.E. Barnhouse in July, 1876. The building featured a ground-floor commercial space, first used as a jewelry store, and upstairs photography gallery with skylight. Barnhouse relocated to a new gallery in the 100 Block of Silver by 1878 and the Gunnison Avenue building was used for a variety of other business, including a flower shop and masquerade costume rental business conducted by Ellen Greenfield. The building "an eyesore and a danger for many years," was demolished by Clyde Seibert in August, 1931.

36. Sources of information:

Lake City SILVER WORLD, Thurs., January 6, 1938, page 1; Gunnison NEWS-CHAMPION, Thurs., February 21, 1935, page 8, Thurs., February 27, 1936, page 8, Thurs., July 11, 1940, Thurs., May 4, 1955, page 5; Thurs., July 1, 1943, page 4, Thurs., July 16, 1959, page 2.

Prior buildings: Lake City SILVER WORLD, Sat., August 5, 1876, page 1, Sat., September 8, 1877, page 3, , Sat., January 5, 1878, page 2, Sat., October 18, 1879, page 3, Sat., May 3, 1884, page 2, Thurs., August 13, 1931, page 3; Lake City TIMES, Thurs., February 11, 1897, page 3; Sanborn Insurance Maps, Lake City, Colorado, 1886, 1890, 1896 and 1902; Gunnison NEWS-CHAMPION, undated clipping c. November, 1931.

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, recreation and tourism
40. Period of significance: 1935 - 1952
41. Level of significance: National State Local
42. Statement of significance:
This property is associated with the growth of recreation and tourism in Lake City from 1915 through the 1960s, following the local decline of hard rock mining. It is a substantially altered representative of the type of accommodation built after World War II.
43. Assessment of historic physical integrity to significance:
Recent alterations have diminished the architectural integrity of these buildings.

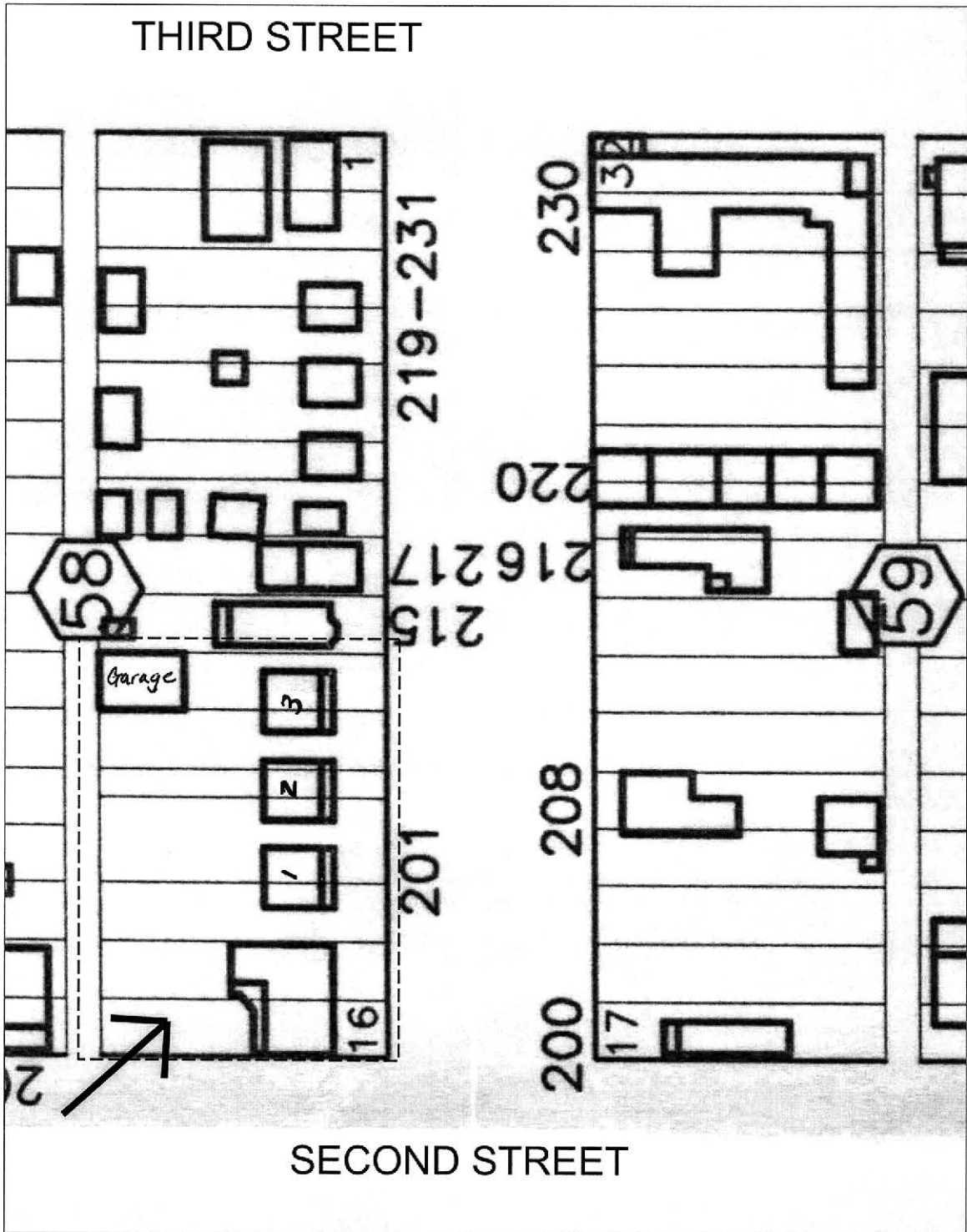
VII. National Register Eligibility Assessment

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 14, frame 6A-12A 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



THIRD STREET

SECOND STREET

219-231

215
216
217

201

230

220

208

200

1

3

2

1

16

34

20

17



5HN.68.155
Office 9/2008





5HN.68.155
Cabin 1 9/2002



5HN.68.155
Cabin 2 9/2002

5HN.68.155
Cabin 3 9/2002



5HN.68.155
Garage 9/2002



5HN.68.155
Cabin 1 & 2 9/2002

