

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: 5HN68.103
2. Temporary resource number: 69
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Watson Shoe Building
6. Current building name:
7. Building address: 308 Silver Street, Lake City, CO 81235
8. Owner name and address: Ann Parker Living Trust, 1140 Cherokee Street, #801, Denver CO 80204

II. Geographic Information

County Property No.: R2300

9. P.M. 6th Township 44N Range 4W NW4 of SE4 of SW4 of Section 27
10. UTM reference
Zone 13 296720 mE 4211400 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 55 Lot(s): 20 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 1151 square feet
16. Number of stories: 1
17. External wall material(s): Brick
18. Roof configuration: Flat
19. Roof material: Asphalt
20. Special features:
21. General architectural description:
One-story masonry building with flat roof that slopes towards the rear. Façade is red brick; has an off-center entrance at right that contains a paneled and glazed door with transom. Left of entrance is a large fixed-sash 4-lite window. Brick string courses below cornice. North elevation has 4-over-4 windows.
22. Architectural style/Building type: Nineteenth-century commercial
23. Landscaping or special setting:

24. Associated building, features or objects:

Garage, circa 1965
Gabled, cinder-block garage.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1901 Source of info: Lake City TIMES, Thurs., October 24, 1901, page 3, Thurs., November 28, 1901.
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Henry A. Avery Source of info:
29. Construction history (major additions, alterations, demolitions):
Apartment built on the rear, 1976.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Specialty store
32. Intermediate use(s): Department store, specialty store, restaurant, post office, bar
33. Current use(s): Specialty store
34. Site type(s):
35. Historical background:

Henry A. Avery had decades' experience as a Lake City business owner by the time he contracted to build this brick commercial structure in October, 1901. The direct impetus was the June, 1901, fire directly across the street which burned the partitioned frame building used by Avery and his brother-in-law for a real estate and insurance office, and shoe store. Avery immediately proceeded to build two fire-proof buildings, the Lake City Drug Building at 307 Silver for his insurance and real estate business, and the brick building at 308 Silver for Charles A. Watson's shoe store. The two structures form a building footnote in the historic district because of the fact they were the last downtown business buildings which were constructed until 1950 when Mike Pavich built 306 Silver.

Watson moved into "his handsome new store" in late December, 1901, advising customers "he is in a better position than ever to please everybody." Charles A. Watson (1855-1948) was a brother of H.A. Avery's wife, Mary Watson Avery, and opened his first Lake City shoe store in conjunction with Beaty & Co. in 1880. He opened his own Lake City shoe shop in 1897, moved to 308 Silver Street in 1901 and continued the business until November, 1907, when he sold his stock of ladies and children's shoes and furnishing goods to Lillian Baker. He retired to a small fruit ranch near Canon City, Colorado, dying there in 1948.

Lillian Baker remained in the Watson Building with a stock of Utz and Dunn-brand ladies and children's shoes and underwear until 1908 when she disposed of the business and opened a confectionery at a different location. Subsequent businesses in the building included offices of Hinsdale County Electric Light & Power (1909), Arthur Hoffman's stationery store (1914), succeeded by Hugh A. McLeod with a stock of confections, tobacco, and cigars, "hot lunches will be kept in the cold months and ice cream and sodas in the warm months" (1915), and Charles M. Harkness' People's Market Co. (1916-1919).

Other than its start as a shoe business, the Watson Building is most readily identified with the restaurant business and a succession of colorful local cooks who served up meals in the building from 1920 up until the early 1940s. Those with the longest tenures in the building were Lake Fork native Bessie Dwyer (1884-1966), who ran a restaurant in the building in the 1920s, and Mayme McLeod Watson (1876-1951), with short culinary intermissions by Mrs. W.V. Nolan (1931), Daisy Wheeler (1932), and Dorothy Christianson (1939). As a mischievous youngster, Jane McLeod Smith assisted her grandmother, Mayme Watson, at the restaurant. Years later she recalled Mayme Watson's offer to pay her 10-cents for every stick of firewood she brought for the restaurant cookstove, Mrs. Watson little realizing that Jane was charging her for firewood she "borrowed" from the restaurant's stash of firewood.

The building served as Lake City's U.S. Post Office 1935 to 1938 during the tenure of Postmaster William Oran Snowden. A.L. "Broadway" Jones, manager of the Elkhorn Coffee Shop in the First National Bank Block, continued the restaurant tradition after acquiring the Watson Building in 1946. Jones' restaurant was apparently short-lived and was followed in the late 1940s by use of the building as headquarters for Lake City Light & Power Co., owned by George Fesser.

Fesser's utility predated the arrival of electricity furnished by Gunnison REA in the 1950s. Mike Pavich purchased the building in 1950 and, after constructing the adjoining Pavich Store at 306 Silver, the building was successively used as the bar portion of the Lone Star Cafe & Bar by Roy Pray, Larry Pavich and Mickey Pavich, and Jim and Therese Ryan through 1956. The advent of a stable electrical supply enabled the town's first laundromat which was operated by W.A. Muncy in conjunction with a sports shop at 306 Silver Street.

The front door and window openings of the Watson Building were covered over as part of the Muncy sporting goods/laundromat business and, after that business closed, the building was relegated to storage purposes during the time the next door building served as a Forest Service and Chamber of Commerce office. As one of the last of Lake City's downtown buildings to be renovated, the Watson building's large front window and doorway were reopened and partial interior renovation took place prior to the opening of Mary Carkin's Serendipity antique and novelty store in 2001. The building was further renovated for use by Mocha Moose Coffee Shop in 2003.

Attached to the back of the Watson Building is a one-bedroom loft apartment, designed by local architect Robert E. Hall and constructed in 1976, and a detached gable-roof garage built of cinder block and dating to the 1960s

36. Sources of information:

Lake City TIMES, Thurs., October 24, 1901, page 3, Thurs., November 28, 1901, page 3, Thurs., January 2, 1902, page 3, Thurs., November 7, 1907, page 3, Thurs., June 18, 1908, page 3 Thurs., April 1, 1909, page 3, Thurs., October 8, 1914, page 3, Thurs., March 4, 1915, page 3, Thurs., November 9, 1916, page 3; Lake City SILVER WORLD, Thurs., May 12, 1927, page 3, Thurs., November 5, 1931, page 3, Thurs., May 12, 1932, page 3; Gunnison NEWS-CHAMPION, Thurs., November 10, 1938, page 8, Thurs., June 29, 1939, page 8, Thurs., January 5, 1950, page 9, Thurs., June 7, 1951, page 5; Lake City TRIBUNE, Thurs., August 22, 1946, page 5; interview with Jane McLeod Smith by Grant Houston, misc. dates 1991-1998; conversation with Brice Pavich, February 5, 2003; telephone conversation with Jim and Therese Ryan, February 10, 2003.

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, entertainment and recreation

40. Period of significance: 1901 - 1904, 1940 - 1953

41. Level of significance: National State Local

42. Statement of significance:

This building was initially associated with settlement and development of Lake City during the late 1800s mining era. It later was associated with the growth and development of recreation and tourism in Lake City from 1915 through the 1960s, following the local decline of hard rock mining. It contained a number of different businesses, including the Watson Shoe Store, a department store, offices for Hinsdale County Electric Light & Power, stationery store, confectionery and lunch counter, grocery store, and several restaurants. The building is a representative of early twentieth-century commercial design in Lake City, as reflected in its masonry materials, flat roof, large display windows, centered entrance, and minimum of decorative elements.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this building is intact, as evidenced by minimal alterations to its character-defining 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 10, frame 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

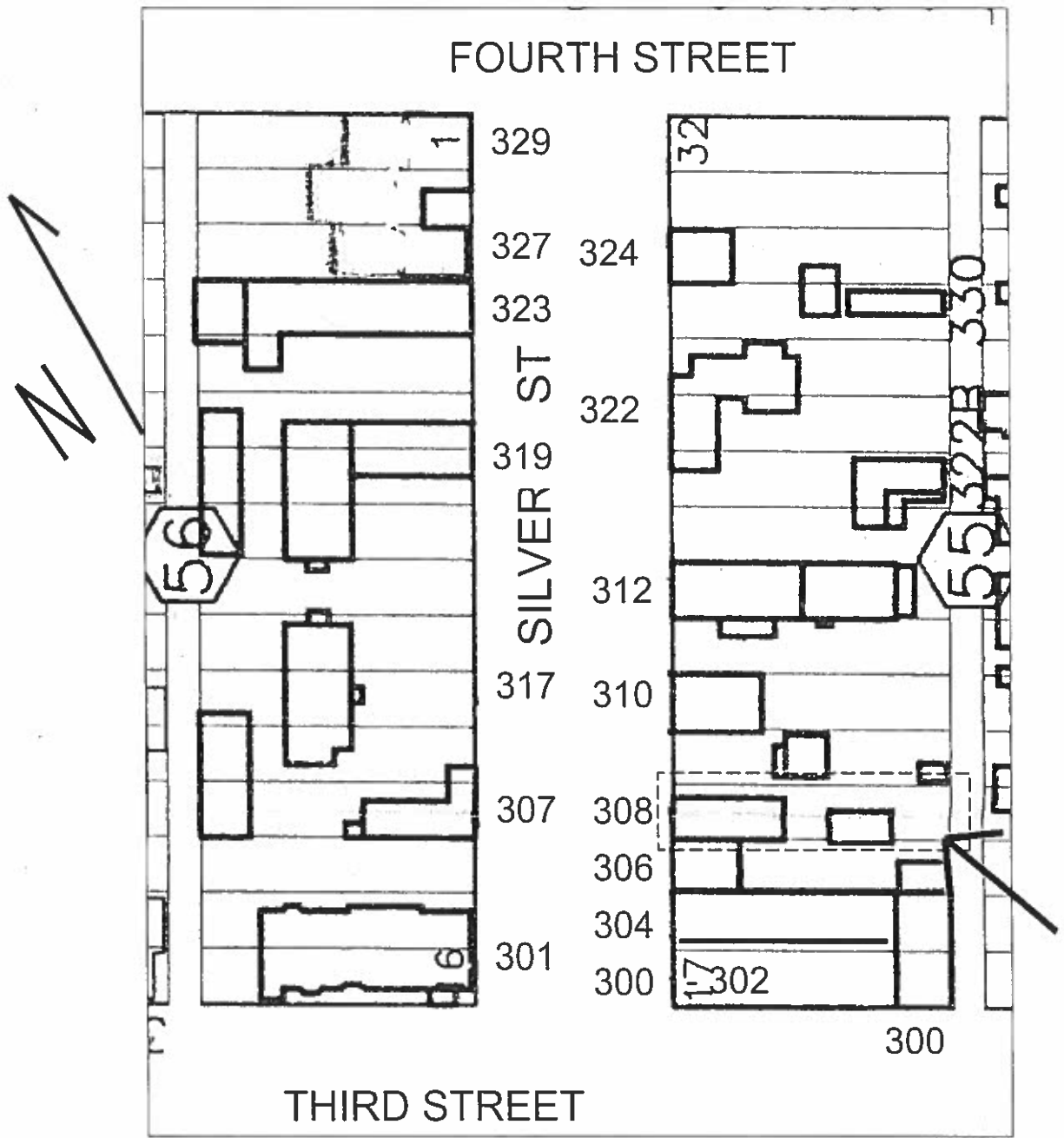
50. Recordors Cathleen M. Norman and Grant E. Houston

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



NOT TO SCALE