

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: 5HN68.19
2. Temporary resource number: 181
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Turner-Alexander-Edgerton House
6. Current building name:
7. Building address: 513 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Gerald and Esther Culver, 4256 Mount Vernon Drive, Brenham TX 77833

II. Geographic Information

County Property No.: R938

9. P.M. 6th Township 44N Range 4W SW4 of SW4 of NE4 of SW4 of Section 34
10. UTM reference
Zone 13 296900 mE 4211650 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 39 Lot(s): 10-11 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1238 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: Chimney, porch
21. General architectural description:
1-1/2 story, front-gabled dwelling; log construction covered in clapboards and trimmed in cornerboards. Metal roof; corbeled brick chimney in roof ridge. East elevation has entrance on far right with transom and paneled door with paired, round-arched panels. Windows are 4-over-4 double hungs with architrave trim; windows in façade have flowerboxes. Narrow, one-story gabled addition on rear clad in same materials. Addition has corbeled brick chimney in roof ridge; partial-width, shed-roofed porch on east elevation with log supports, sheltering paneled door and 4-over-4 windows. North roof slope of addition bowed from snow load. Foundation covered in horizontal board.

22. Architectural style/Building type: Greek Revival

23. Landscaping or special setting:

24. Associated building, features or objects:

Carriage house, circa 1890

1-1/2 story side-gabled, frame building at alley edge. Metal roof; walls clad in vertical board. Swing out doors of diagonal boards in west elevation; smaller opening under eave has door of diagonal boards. Swing out doors on east elevation and a smaller entrance with vertical board door. North elevation has small opening in gable end with door vertical boards. Smaller, side-gabled frame building attached at south has corrugated metal roof walls covered in boards and in plywood on the east elevation. The building is adjacent to alley buildings of 507 Gunnison Avenue.

Privy, circa 1900

Small, gabled frame building. Roofed in deteriorating corrugated metal and clad in clapboards and trimmed with cornerboards.

Row of mature cottonwoods along street edge. Picket fence along edge of front yard. Boardwalk extends south from front entrance to side yard. Vertical board fence at alley edge.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1877 Source of info: Lake City SILVER WORLD, Sat., January 5, 1878, page 2; Hinsdale County tax rolls, 1876-1939.

26. Architect: None Source of info:

27. Builder/contractor: H.E. Turner Source of info: Lake City SILVER WORLD, Sat., January 5, 1878, page 2

28. Original owner: H.E. Turner Source of info: Lake City SILVER WORLD, Sat., January 5, 1878, page 2

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

Pre 1900: addition built on rear; porch in southwest ell; clapboards applied. 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):

35. Historical background:

In its construction review for 1877, Lake City SILVER WORLD credited local contractor H.E. Turner for building this two-story residence, an 18x30' building with 12x32' ell, which cost \$3,000. The original two-story portion of the house is front-gabled with asymmetrical fenestration pattern, doorway with transom and four-over-four window on the ground floor of the front elevation, and two four-over-four windows in the top floor gable. In its January, 1878, notation, the SILVER WORLD incorrectly identifies Turner's new house as frame when, in actuality, it is constructed of hewn log. The newspaper report may be indicative of the fact that the hewn log was immediately covered with the existing clapboard siding. Comparable two-story examples of this pioneer, hewn-log style of construction are next door at 519 Gunnison, 329 Silver (combined commercial and residential), 408 Silver, and 430 Silver, the latter notable because the hewn log was never sided over with clapboard.

One or two single-story, clapboard-sided additions project to the west from the back of the Turner house in "shotgun" style. Extant alley structures are a clapboard privy with remains of a ventilator stack, and 1-1/2-story, side-gabled carriage shed with vertical wood siding. The carriage shed is accessed from the alley by hinged double doors. The builder of 513 Gunnison, H.E. Turner, is a familiar name in the historic roster of Lake City area builders. He and his partner, J.B. Lyons, were responsible for the six-story heavy timber concentrator building at the Croke Smelter which was built in 1876. The firm Turner & Lyons also

contracted for a series of Henson Creek bridges and, in addition to Turner's home at 508 Gunnison, are identified with two other extant structures in the Lake City Historic District, Lyon's 1875 residence, Mallon-Wupperman House, 300 Gunnison, and the Turner & Lyons carpentry workshop, later St. James Episcopal Church, 501 Gunnison. As may be anticipated from a man whose firm specialized in industrial construction, 513 Gunnison is a substantially-built hewn log cabin. The house was probably almost immediately covered with clapboard siding with door and window trim. Turner's 1877 tax assessment for his Gunnison Avenue residence and two lots was substantial by comparison to other landowners of the time: respectively \$200 and \$700 for lots and building, together with a \$25 assessment for clock, \$65 musical instrument, and furniture assessed at \$238. H.E. Turner apparently left Lake City by 1881 when the Gunnison Avenue house and lots were sold to Lake City banker H.J. Alexander.

Alexander was assessed for property and improvements with an assessed aggregate value of \$1,200. Hugh J. Alexander (1851-1928) came to Lake City as an associate with H.A. McIntire in Hinsdale County Bank. He survived the collapse of the Hinsdale Bank's successor, First National Bank of Lake City, in 1877 and went on to a successful banking career with the Pueblo, Colorado-based Thatcher Bros. Alexander's acquisition of the Turner house came a year following his marriage to Jennie L. King, daughter of Lake City businessman Delos G. King. H.J. Alexander's tenure in Lake City continued until 1885 when he was named cashier of Thatchers' First National Bank in Trinidad, Colorado. The family moved to Denver in 1902; at retirement in 1928, H.J. Alexander was president of the First National Bank of Denver.

Subsequent owners of the house were John D. Shaw, William Rigney and T.S. Rowan, followed by Washington I. Edgerton (1846-1921) from 1897 through 1913. Edgerton, a stage driver on the mail route from Sapinero, Colorado, to Lake City, was related by marriage to the Taliaferro family of Lake City. After retiring from stage coach work, Edgerton conducted businesses including a coal and coke dealership, and stationery store in the Stone Bank Block. Edgerton dabbled in mining and in July, 1891, was given a 90-day lease attempting to retrieve mineral from the dumps, slag pile and blast furnace of the old Croke Smelter. He served as Hinsdale County Treasurer in the late 1880s and in 1883 served on the Hinsdale County jury which convicted Alferd Packer of murdering his prospector companions. Irve Edgerton reportedly voted to exonerate Packer based in part on the fact they were both veterans of the Civil War. Edgerton retired to Littleton, Colorado, in 1904 and was a pallbearer at Packer's funeral in 1907.

W.I. Edgerton bought the Turner-Alexander house from T.S. Rowan in 1897, the Lake City TIMES noting he was having the "interior of the Gunnison Avenue residence painted and papered from top to bottom, preparatory to his moving therein." After moving to Littleton in 1904, Edgerton rented the house to a variety of local families, including H.G. Heath (1904), W.R. Pitney (1906), and T.J. Creel (1913), prior to selling the property to Phillip Mortimer Pickett, conductor with the Denver & Rio Grande Railroad, in 1914. The Picketts rented upstairs rooms in the house to unmarried lady school teachers, one of those being primary teacher Miss Ruth Milstead in 1918-19 who, years after, recalled Mrs. Pickett pacing the floor and crying all night after learning of the death of her son, Edwin P. Pickett, in World War I. Later owners of the Turner-Alexander-Edgerton house were Hinsdale County Treasurer Joseph E. White; Daniel Bryant, an upper Lake Fork rancher who used the house as an in-town residence during the school year; and Faye Christie Woods, the latter selling the property to the current owners, Jerry and Esther Culver, in 1971.

36. Sources of information:

Hinsdale County tax rolls, 1876-1939; "W.I. Edgerton," manuscript biographical sketch by Mildred Cummings Chrysler, May, 1985; Lake City MINING REGISTER, September 5, 1884, page 3; Lake City SILVER WORLD, Sat., January 5, 1878, page 2, Sat., October 16, 1880, page 3, Sat., April 11, 1885, page 4; Lake City TIMES, Thurs., December 29, 1892, page 3, Thurs., June 24, 1897, page 3, Thurs., February 20, 1902, page 3, Thurs., June 2, 1904, page 3, Thurs., April 12, 1906, page 3, Thurs., February 13, 1913, page 3; Partial Abstract of the Ute and Ulay Mines, LTD, January 27, 1890, to September 30, 1896; Rocky Mountain News, Denver, Colo., December 9, 1928, page 1, August 10, 1958, page 62; personal communication between Philip K. Alexander to Grant E. Houston, dated September 12, 1987; SAN CRISTOBAL QUARTERLY, Vol. 1, No. 2, Fall, 1977, pages 4-9.

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 house is associated with settlement and development of Lake City during the late 1800s mining era. It is associated with H. E. Turner, who built the house in 1877 as his private residence and sold it in 1881. The firm of Turner & Lyons was involved in industrial construction in Lake City's earliest years, including the Crooke Smelter and Henson Creek bridges. The Turner & Lyons workshop erected in 1875 remains at 501 Gunnison, converted to use as the Episcopal Church in 1877 after brief service as Lake City's first schoolhouse. Turner sold the house at 513 Gunnison to H. J. Alexander in 1881. During his 1875 - 1902 residency in Lake City, Alexander worked at Hinsdale County Bank, Lake City, and Miners and Merchants Bank. He departed to Denver in 1902 and by his retirement in 1928 had become president of First National bank of Denver.

It is a well-preserved representative of the very modest version of Greek Revival style constructed in Lake City and other Colorado mining towns during this period, as reflected in its symmetrical massing, front-gabled roof, 2-over-2 double hung windows with crown molding, cornerboards, and entrance transom.

The carriage-shed and privy located at the rear of the lot near the alley are also associated with settlement and development of Lake City. They are representative of the outbuildings constructed in Lake City in the late 1800s and early 1900s as reflected in their alley location, frame construction, and wood siding. The large yard with fence along the street edge and row of pre-1900 cottonwoods are important historic landscape features in the Lake City Historic District.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this dwelling is intact. The metal roof is the only alteration 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 18, frames 14-16; roll 19, frames 13-16; Roll 31 frames 4A 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**

