

# 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: 5HN68.5
2. Temporary resource number: 173
3. County: Hinsdale
4. City: Lake City
5. Historic building name: May-Bardwell-Heath House
6. Current building name:
7. Building address: 421 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: William and Edith Harmon, 5494 Top-O-Rahn , Dayton OH 45459

### II. Geographic Information

County Property No.: R1039/R1043

9. P.M. 6th Township 44N Range 4W NW4 of NW4 of SE4 of SW4 of Section 34
10. UTM reference  
Zone 13 296840 mE 4211530 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 42 Lot(s): 5-9 Legal:  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1470 square feet
16. Number of stories: 2
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Composition
20. Special features: Chimney, porch, decorative shingles, bracketed cornice, fence
21. General architectural description:

Two-story, front-gabled frame dwelling with series of additions. Composition roofing; elaborate gable end ornament; corbeled brick chimney in east-west roof ridge; second brick chimney in ridge of rear addition. Walls clad in clapboards and trimmed with cornerboards and friezeboard. East elevation has entrance on far right with transom and paneled door with colored glass. Gabled entry porch on northeast corner has shingled gable end, turned posts, turned balusters, and newel posts with round finials. Centered in east elevation is half-hipped bay window with bracketed cornice. Windows are 2-over-2 single and paired. Full-width, shed-roofed addition on rear projects past southwest corner of house. Half-hipped addition built at rear incorporated into shed-roofed addition. Roof line of rear addition partially obscures windows in upper story of original section. Half-hipped porch on south elevation and southeast ell has chamfered posts on square pedestals with capitals; shelters east facing entrance with 4-lite paneled door and screen door. West elevation has partial-width, shed-roofed porch with square posts. Foundation covered in vertical board.

22. Architectural style/Building type: Late Victorian
23. Landscaping or special setting:

Large property with double row of mature cottonwoods along the street edge. Front yard is enclosed in circa 1900 bent metal fence with wrought iron posts and elaborate gate. In rear

yard, circa 1900 boardwalk extends from rear entrance to barns near alley; vertical board fence separates house yard from barns.

24. Associated building, features or objects:

Carriage house, circa 1895

Long, one-story, side-gabled frame building. Corrugated metal roof, board and batten siding. Small gabled section projects from northwest corner; has paneled door. Vertical board door in east elevation.

Woodshed/coal shed, circa 1895

One-story, side-gabled frame building. Corrugated metal roof; horizontal wood siding with cornerboards. East elevation has large opening covered by horizontally sliding door. Window in north elevation is covered by boards.

Privy, circa 1900

One-story, side-gabled woodframe building with wood-shingled roof and walls clad board and batten siding.

Coal shed, circa 1895

Very small, shed-roofed frame building roofed in corrugated metal and clad in horizontal boards.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1891 Source of info: Lake City TIMES, Thurs., August 20, 1891, Thurs., October 22, 1891.

26. Architect: Unknown Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Hiram G. May Source of info: Lake City TIMES, Thurs., August 20, 1891, Thurs., October 22, 1891.

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

Shed-roofed and gabled additions contracted on the rear of the dwelling, pre-1900. Front entry porch added in 1901. Porch attached to south elevation in 1932.

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): Seasonal dwelling

34. Site type(s):

35. Historical background:

Lake City businessman and miner Hiram G. May (1834-1901) had lived and worked in Lake City for over a decade by the time he constructed this two-story, gable-facing residence at 421 Gunnison in 1891. May's property interests in this block of Gunnison Avenue included a restaurant and boarding house (no longer extant) which he advertised in 1880, together with a confectionery and dress-making business conducted by Mrs. May throughout the 1880s. In addition to May's Gunnison Avenue businesses, he was a co-owner with C.H. Bent of the Cora Mine south of Lake City and in 1891 was part-owner with Henry Gamber of the Miners' Exchange Saloon in downtown Lake City. H.G. May retired to Montrose, Colorado, in 1897 and died there in 1901.

The vacant lots on which 421 Gunnison was built in 1891 were acquired by the Mays in 1883 from George W. Ferguson. Progress on the "handsome new residence" was reported throughout late summer, 1891, by Lake City TIMES, culminating in October when it was announced the family had moved into their new domicile. Frequent newspaper mention is made of Mrs. May's flower-growing talents. Sunflowers, "some as large as small washtubs," were observed in the Mays' yard in 1893 and in September, 1895, editorial gratitude was extended to Mrs. May for a "beautiful bouquet of sweet peas, pinks, bachelor buttons, pansies, phlox, mignonette, poppies, etc., grown in her flower garden at this place, and the largest and handsomest bunch of flowers ever seen in town." H.G. May sold his Gunnison Avenue house to prominent local attorney George D. Bardwell in 1897 and the Bardwells owned the property until 1914 when it was sold to Prof. H.G. Heath in whose family the house still remains.

George Bardwell was considered among the leading legal lights in southwestern Colorado in the 1890s. He was considered particularly adept at mining litigation and maintained an extensive legal library at his residence. Soon after acquiring the property, Bardwell added a sizeable addition to the rear. A further alteration occurred in July, 1901, when Bardwell installed the front porch with fretwork, brackets, ornamental shingled, balustrade and turned porch columns. Bardwell died in the home in 1908 after being implicated in the cyanide-poisoning death of Peter Baird at J.W. Vickers' Senate Saloon.

Herbert Gaylord Heath (1874-1966) was assistant principal at Lake City Public School in 1900 when the school's first four-year high school was organized. He married Louise C. Mayer in 1903 and following a brief stint at Silverton, Colorado, returned to Lake City in 1910 and resumed his work at Lake City Public School. He served a principal of the Lake City School until retirement in 1944, a unprecedented tenure which was recalled in the naming of present-day H.G. Heath Middle School and High School in Lake City.

A final change to the residence's exterior occurred in January, 1932, when John S. Hough's final residence, located at 333 Bluff, was demolished. Portions of the Hough house were recycled, including the house's front shed-roof porch which was skidded on the snow from Bluff Street to Gunnison Avenue and attached to the south side of the Heath residence. "It fitted the place picked out for it as though it had been designed and constructed for that particular spot," the Lake City SILVER WORLD wrote.

In addition to the clapboard residence, 421 Gunnison includes a notable selection of rear side-gabled outbuildings which are constructed parallel to the alley. These consist, running south to north, of a detached one-story carriage house with east-facing sliding door, and board and batten-sided coal and wood storage shed, both with corrugated metal roof; and shingled privy. Main house and outbuildings are connected with walkways constructed of heavy planks; also notable is the mature landscaping, including generations-old hopvines, lilacs and spruce and cottonwood trees, and decorative woven-wire fence and gate fronting the property.

36. Sources of information:

Lake City MINING REGISTER, Fri., November 5, 1880, page 3, Fri., September 28, 1883, page 3; Lake City SILVER WORLD, Sat., March 21, 1885, page 4, Sat., June 26, 1886, page 3, Sat., January 8, 1887, page 3, Thurs., January 23, 1932, page 3; Lake City TIMES, Thurs., January 15, 1891, page 4, Thurs., August 20, 1891, Thurs., October 22, 1891, Thurs., September 7, 1893, page 3, Thurs., September 26, 1895, page 2, Thurs., April 22, 1897, page 3, Thurs., May 6, 1897, page 3, Thurs., September 23, 1897, page 3, Thurs., April 25, 1901, page 3; Lake City PHONOGRAPH, Sat., July 13, 1901, page 3; CEMETERIES OF HINSDALE COUNTY, COLORADO, 1874-1996, Anundsen Publishing Co., Decorah, Iowa, 1996, pages 17, 71.

Bardwell's residence here in 1897 - 1908, he maintained an extensive law library. After acquiring the property in 1897, Bardwell constructed the rear addition, then added the front entry porch in 1901.

The property is a well-preserved representative of the dwellings constructed in Lake City during the settlement and mining period, as reflected in its clapboard siding, front-gabled roof, 2-over-2 double-hung windows, colored glass, and bay window. The elaborate porch was added in 1901.

The carriage house, wood shed, and privy located at the rear of the 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, corrugated metal roofs, and wood siding. They are one of the most intact collection of outbuildings in the historic district. The deep setback, large yard with historic fence along street edge, and row of pre-1900 cottonwoods create a domestic landscape associated with the residences of Lake City's most prominent citizens.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this dwelling is intact, as evidenced by minimal alterations to its character-defining features. The rear addition were constructed after Bardwell acquired the property in 1897 and the front entry porch was built in 1901, both during the period of significance. The porch on the south elevation, added in 1932 from an 1880s residence, does not diminish the 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 17, frames 5 - 17; Roll 19, frame 18 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**

