

# 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: 5HN68.118
2. Temporary resource number: 88
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Roach-Higgins Cabin
6. Current building name:
7. Building address: 430 Silver Street, Lake City, CO 81235
8. Owner name and address: Todd Creel, P.O. Box 1241, Telluride CO 81435

### II. Geographic Information

- County Property No.: R1273
9. P.M. 6th Township 44N Range 4W NE4 of NE4 of SW4 of Section 27
  10. UTM reference  
Zone 13 296810 mE 4211590 mN
  11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
  12. Block(s): 42 Lot(s): 30-32 Legal:  
Addition: Year of Addition:
  13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 832 square feet
16. Number of stories: 1-1/2, 1
17. External wall material(s): Log
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Chimney, dormer, balcony
21. General architectural description:  
1-1/2 story dwelling of squared logs with squared notching. Metal roof with brick chimney in ridge; gable end clad in board and batten. Windows are 4-over-4 double hungs, paired in gable end. Façade has entrance at far right with multi-lite door.  
  
Narrow, 1-1/2 story, side-gabled section in center of dwelling has south-facing gabled dormer with multi-lite door flanked by fixed-sash windows and a small balcony. North wall of this addition is sided in vertical board has small gabled dormer with diamond-pointed window; paired multi-lites on first floor.  
  
One-story, gabled log section at rear has entrance with 15-lite door and partial-width shed-roofed storage porch supported by square posts in east elevation; row of three 4-over-4 double hungs in south elevation
22. Architectural style/Building type: Pioneer Log
23. Landscaping or special setting:  
Property occupies large corner lot.

22. Architectural style/Building type: Pioneer Log
23. Landscaping or special setting:  
Property occupies large corner lot.
24. Associated building, features or objects:  
Garage, circa 1935  
One-story, front-gabled frame building with roof and walls clad in rolled asphalt. Swing out doors in north and south gable ends.
- Privy, circa 1920  
Small, gabled frame building roofed in corrugated metal; walls clad in board and batten; no door.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1877 Source of info: Hinsdale County tax rolls, 1876-1934
26. Architect: None Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: W.L. Roach and M. Ellen Roach Source of info: Hinsdale County tax rolls, 1876-1934
29. Construction history (major additions, alterations, demolitions):  
A gable log addition was built on the rear pre-1900, connected to the front section by a breezeway. The breezeway was replaced by a 1-1/2 story frame connecting section in 2002.
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Cabin
32. Intermediate use(s): Seasonal dwelling
33. Current use(s): Single dwelling
34. Site type(s):
35. Historical background:

This 1-1/2 story squared-log residence is the best example of pioneer architecture within the Lake City Historic District, reflecting a time when milled lumber from sawmills was still at a premium. Although there are a number of similarly configured one and 1-1/2 story mid-to-late 1870s log residences within the historic district (505 and 501 Silver Street, 513, 519 and 530 Gunnison Avenue are examples), the Roach-Higgins Cabin is unique in the fact it did not succumb to the 1880s and 90s preference for homeowners to camouflage pioneer log dwellings beneath a layer of clapboard siding. Although a majority of Lake City residences were of the log variety in the 1870s, there was a subtle prejudice against what was perceived as the crude qualities of pioneer log construction and a corresponding impetus to improve and modernize Lake City residential and commercial architecture befitting its title "Metropolis of the San Juan."

As it exists today, the Roach-Higgins Cabin displays its rough, axe-hewn logs with chinking, board and batten gable ends, and four-over-four windows. Interior features are white washed walls, steep, dogleg stairway extending from the ground floor to upstairs bedrooms, and a trap door in the original kitchen area leading to a small cellar cribbed with round and square logs. According to folk lore, the cellar was intended as refuge in the unlikely event of an Indian attack. A series of log and frame additions are attached to the rear of the original cabin, the oldest of which is a round log cabin with notched corners dating c. 1900. Connecting the two cabins is a 1-1/2 story frame addition which was completed in 2002. The October, 1902, insurance map for Sanborn Map Co. depicts the 1-1/2 log dwelling with single-story log addition.

Lake City Street Supervisor W.L. Roach and his wife, M. Ellen Roach, were the original owners of the six lots on the southeast corner of Silver and Fifth streets, the corner three of which they purchased from Lake City Town Company in December, 1875, at \$5 per lot. Work on the couple's 1-1/2 story squared log cabin began late in 1876 and was completed in 1877 with the considerable assessed valuation of \$1,500 for the cabin and six corner lots. The Roaches are listed as owners of the property from 1876 to 1880, subsequent owners including blacksmith Jacob J. Frank (1881-1882), Thomas G. Higgins (1883-1890)

and Rev. Charles Fueller, father of Mrs. W.S. Whinnery, who owned the cabin and lots as a rental or investment property from 1891 to 1902. J.J. Frank (1849-1918) was a noted Lake City blacksmith whose wife, Margaret, was a member of the pioneer Taliaferro family.

Thomas Higgins and his wife, Angie Graham Higgins, were natives of Ohio who developed "gold fever" and moved to Lake City in 1876. Like the cabin's original owner, W.L. Roach, Thomas Higgins also served as Lake City Street Supervisor. In an October, 1886, listing of Lake City gardens, the Higgins' Silver Street garden was cited for a "nice bunch of sun-flowers," together with "roasting ears and other garden truck" which was raised during the past season. Mrs. Higgins' ill health caused the couple to relocate to Grand Junction, Colorado, in 1887.

The Roach-Higgins cabin was later used as a rental, two early occupants being Eli Adshade and O.D. Zeigler, and families, in 1888 and 1889. Ed Ewing, Hinsdale County Road Supervisor and owner of the Capitol City Stage, owned the property from 1903 until 1912, as which time it was sold for \$200 at public trustee sale to John W. Vickers. Mrs. Vickers' brother, Rurrie Madison, and his large family made the cabin their home in the 1920s. Lake City school professor H.G. Heath and his wife, Louise (Mayer) Heath, acquired the Roach-Higgins cabin in 1932 and used it as a rental for year-round residents, as well as the increasing number of seasonal tourists. One of the Heaths' son, Herman T. Heath, recalled "we kids didn't like to go over and clean it, but we did." The cabin was sold to Homer Thompson, an Oklahoma summer visitor, in 1945 and rechristened "Homer's Haven." Mr. Thompson's son, Dr. Thomas Gray Thompson (1934-1988), owned the cabin at the time he published his doctoral dissertation "Lake City, Colorado, An Early Day Social and Cultural History"; Thompson also co-authored a history of Lake City's Community Presbyterian Church with Dr. Harold M. Parker. Following Dr. Thompson's death, the Roach-Higgins Cabin was sold to its present owners, Todd Creel and Brenda Creel Wagner.

Outbuildings at the Roach-Higgins Cabin include a board and batten privy, and garage abutting the alley. According to Herman Heath, he and Hugh McKee built the existing garage in 1931 utilizing lumber from a dilapidated stable which stood at the site

36. Sources of information:

Hinsdale County tax rolls, 1876-1934; CEMETERIES OF HINSDALE COUNTY, COLORADO, 1874-1996, Anundsen Publishing Co., Decorah, Iowa, 1996, pages 58, 59, 225; "At Lake City and Telluride," by Mary Kirker Mott, PIONEERS OF THE SAN JUAN COUNTRY, Durango, pp. 87-94; Lake City SILVER WORLD, Sat., August 26, 1876, page 3, October 2, 1886, page 3, December 24, 1887, page 3; Hinsdale PHONOGRAPH, Fri., October 26, 1888, page 4; Lake City TIMES, Thurs., December 18, 1902, page 3, March 28, 1912, page 3; Gunnison NEWS-CHAMPION, Thurs., May 31, 1945, page 6; Sanborn Insurance Map of Lake City, Hinsdale County, October, 1902; telephone interview with Herman T. Heath, Albuquerque, New Mexico, January 24, 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
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 log houses constructed in Lake City during the late 1870s settlement period, as reflected in its squared log materials, 4-over-4 windows, and brick chimney. It is the only 1-1/2 story log dwelling that has not been covered in clapboards.
43. Assessment of historic physical integrity to significance:  
The architectural integrity of this dwelling is slightly diminished by the recent addition to the center of the dwelling.

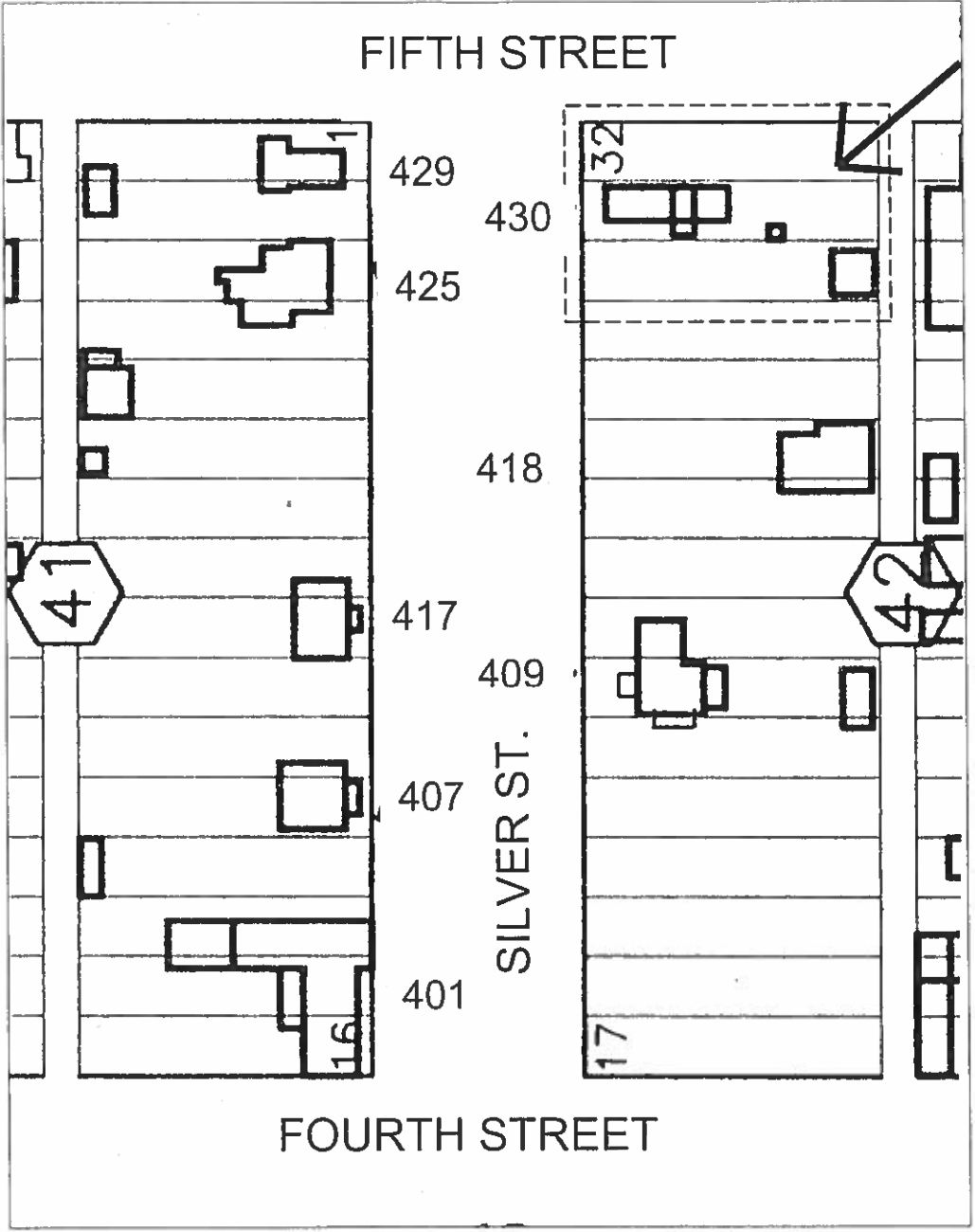
## VII. National Register Eligibility Assessment

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 7, frames 6-15; Roll 32, frame 11A 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