

# 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: 5HN68.23
2. Temporary resource number: 178
3. County: Hinsdale
4. City: Lake City
5. Historic building name: St. James Episcopal Church
6. Current building name:
7. Building address: 501 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: St. James Episcopal Church, P.O. Box 143, Lake City CO 81235

### II. Geographic Information

- County Property No.: RTax exempt
9. P.M. 6th Township 44N Range 4W NW4 of NW4 of SE4 of SW4 of Section 34
  10. UTM reference  
Zone 13 296880 mE 4211620 mN
  11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
  12. Block(s): 39 Lot(s): 15-16 Legal:  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
  13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 650 square feet
16. Number of stories: 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features:
21. General architectural description:  
One-story, front-gabled frame building. Corrugated metal roof. Walls clad in clapboards and trimmed in cornerboards and friezeboard. Modest wood cross mounted in gable apex. South elevation (façade) has centered entrance with paired doors of vertical boards. Entrance is accessed by wood steps with wheelchair ramp from east side. On either side of entrance are stained glass windows with religious motifs. East and west elevations have 4-over-4 windows with a stained glass lite mounted inside over upper lite. Raised concrete block foundation partially covered by horizontal board.
22. Architectural style/Building type: No style
23. Landscaping or special setting:  
Small corner lot. Structure at southeast corner consists of metal uprights and lintel from which hangs a shield-shaped wood sign reading "St. James Episcopal Church." At west is a cross-shaped structure containing a church bell.

24. Associated building, features or objects:

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1875 Source of info: Historical Register, Parish of St. James Episcopal Church, Lake City, Colorado.1875
26. Architect: None Source of info:
27. Builder/contractor: H.E. Turner and J.B. Lyons Source of info: Lake City SILVER WORLD, Sat., September 4, 1875, page 3
28. Original owner: H.E. Turner and J.B. Lyons Source of info: Lake City SILVER WORLD, Sat., September 4, 1875, page 3
29. Construction history (major additions, alterations, demolitions):  
In 1991: new foundation; stained glass and window sashes were replaced in the windows on either side of the entrance; stained glass replaced on east and west elevations on inside exterior, leaving original 4-over-4 windows intact.
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Carpenter's workshop
32. Intermediate use(s): School
33. Current use(s): Church
34. Site type(s):
35. Historical background:

St. James Episcopal Chapel is located in a single-story frame building with clapboard siding. The interior of the small chapel is arguably the best preserved of Lake City's four extant 19th Century church buildings and features original, locally constructed pews, reading desk (manufactured by local carpenters Stover & Overfield for the church in February, 1877), 1910 Estes organ, turned railing, and altar accouterments including silver chalice presented to St. James in 1878 by the Sunday School of St. George's Episcopal Church, Hempstead, New York, and brass altar cross subscribed to St. James in 1909 in memory of Episcopal Bishops Abiel Leonard and Edward J. Knight. Also of architectural interest are two hand-forged steel tie rods on the interior which span the chapel from east wall to west wall at ceiling height. Two leaded glass windows dating to 1991 are located within original window openings on either side of the front doorway, with two four-over-four pane windows on both the east and west walls of the chapel.

According to St. James' historical record, the chapel building was constructed in 1875 as a carpentry shop. The lots on which the church is located were assessed to Henry Finley in 1876 and used as an office and shop for the building and contracting firm Turner & Lyons. A May, 1876, newspaper advertisements states the firm's location at the corner of Gunnison Avenue and Fifth Street, "special attention paid to the erection of mills and smelters... will furnish plans and specifications for all kinds of buildings, free of charge. Have the agency for the latest improved waterwheels. Will take contracts for buildings of all kinds, including mills and reduction works of all kinds." The firm's principals, H.E. Turner and J.B. Lyons, were primary known for building heavy industrial structures, including the Crooke Smelter, and a variety of heavy timber bridges on Henson Creek. Both Turner and Lyons built residences for their own use which are extant in the Lake City Historic District, a frame home built by Lyons (330 Gunnison) in 1875, and Turner's two-story hewn-log house, 513 Gunnison, built in 1877 a short distance north of the firm's carpentry shop.

Following use by Turner & Lyons and prior to being acquired by Lake City's Episcopalian Society, the chapel building was briefly leased as a school room by Hinsdale County School District and, as such, represents the oldest surviving school building in the region. Public school classes were previously held in the Farnsworth Building, 201 Gunnison, but moved to the former carpentry shop on a lease basis in November, 1876. School classes continued in the building through March, 1877, when the building and corner lots were acquired as a "temporary chapel" by the local Episcopal Society.

St. James Episcopal Society was formed in December, 1876, under the direction of Bishop J.F. Spalding. Founding members of the Episcopalian society included "Father of Lake City" Enos T. Hotchkiss, SILVER WORLD newspaper publisher H.C. Olney, mining engineer T.W.M. Draper, and C.B. Hickman of the U.S. Land Office. The society's small congregation utilized rented storerooms for weekly services prior to purchasing the corner lots and small building on Fifth Street. Similar to their Presbyterian neighbors across the street at 431 Gunnison, it was evidently the Episcopalian's original intent to ultimately remove the small frame building and replace it with a larger church structure when economics and population growth allowed. Lake City SILVER WORLD reported the society's purchase of two corner lots and former carpentry shop in March, 1877, the newspaper noting religious services would temporarily be held Sundays in Farnsworth's building while the former public school class room was fitted up for use as a temporary chapel.

In its recount of the Lake City church's history, THE PACIFIC CHURCHMAN, November 1, 1905, wrote that the former carpenter shop was gradually improved after being taken over by Lake City Episcopalian: "After purchasing the building, one of the congregation's first acts was placing "a heavy wooden cross on the front gable." The exterior walls of the original building were "finished in rough lumber, put on perpendicularly and battened. They improved, from time to time, the exterior walls and ceiling, and in 1892 the building was clapboarded and painted; but the old, rough, unmatched floor is still there, partly carpeted."

Rev. A.D. Drummond was resident Episcopal Priest through 1882, after which the chapel was served on a weekly basis by Episcopal clergy based in Gunnison. This arrangement continued until 1993 when Rev. Ed Nettleton moved to Lake City and became Lake City's first resident Episcopalian Priest in over a century. Apart from cosmetic changes, St. James Episcopal Chapel remained essentially unaltered throughout the 20th Century. The lack of a foundation beneath the original chapel was remedied in June, 1988, when a new concrete block foundation was built beneath the church. Discussions were held between the church congregation and Lake City's historic preservation committee in 1991 concerning the congregation's wish to replace original four-over-four pane windows with single-pane leaded glass windows. A compromise was reached allowing the church to replace the two windows on either side of the front doors, while retaining the original window sash and window panes on the east and west walls.

36. Sources of information:

Historical Register, Parish of St. James Episcopal Church, Lake City, Colorado; Lake City SILVER WORLD, Sat., September 4, 1875, page 3, Sat., May 20, 1876, page 3, Sat., November 4, 1876, page 3, December 9, 1876, page 3, Sat., March 2, 1877, page 3, Sat., March 24, 1877, page 3, Fri., March 4, 1988, page, Fri., June 3, 1988, page 1, Thurs., August 9, 2001, page 1; Lake City TIMES, Thurs., January 14, 1909, Thurs., March 24, 1910, page 5; THE PACIFIC CHURCHMAN, November 1, 1905, page 26; The Episcopal Church of Colorado 1860-1963 by Allen duPont Breck, Big Mountain Press, Denver, 1963, page 370.

## 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: 1875 - 1904
41. Level of significance: National  State  Local
42. Statement of significance:  
This building is associated with settlement and development of Lake City during the late 1800s mining era. St. James Episcopal Church is one of the oldest extant buildings in Lake City. It evolved through several uses, erected first as a carpenter's workshop, then serving as the town's first school. It was been the house of worship for the Episcopalians since 1876. The interior pews are original. One of three churches built in Lake City in the late 1870s, it reflects the civic atmosphere present in the town in its earliest days. It is one of the few intact church buildings in Colorado remaining from the 1870s.
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 18, frames 9 - 11; Roll 20, frames 16 - 17; Roll 31, frames 1A, 2A, 13A - 15A; Roll 32, frames 14A - 15A  
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

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1300 Broadway, Denver CO 80203 (303) 866-3395

