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Architectural Inventory Form

- 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: 5HN68.99.46
2. Temporary resource number: 65
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Prowers & Hough Building *Perkins & Lockett ~ Lake City Hotel ~ Lake City Drug Co*
6. Current building name: Swanson House *W. S. Whinnery General Store ~ Post Office*
7. Building address: 301 Silver Street, Lake City, CO 81235
8. Owner name and address: Daniel and Anita Plies, 22706 Aspan Street, El Toro CA 92630

II. Geographic Information

County Property No.: R1263

9. P.M. ~~68~~ NM Township 44N Range 4W NW4 of SE4 of SW4 of Section 27
10. UTM reference
Zone 13 ⁶⁷ 296670 mE ⁷⁸ 4211380 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 56 Lot(s): 14-16 Legal: S 24' of 14, all 15 & 16, Block 56
Addition: _____ Year of Addition: _____
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2807 square feet
16. Number of stories: 1, 1-1/2
17. External wall material(s): Wood
18. Roof configuration: Gabled
19. Roof material: Metal
20. Special features: Decorative cornice, chimney
21. General architectural description:

One-story frame building consisting of several sections. Roof is metal; has flush skylights in south slope. Walls are clad in board and batten. Front section is front-gabled with false-front facade. False front is clad in clapboards; has a bracketed cornice. Façade contains brick fireplace chimney placed in center and brick half wall. Windows are large square fixed sash. Flat-roofed entry porch on south elevation is supported by classic columns. It shelters a centered entrance with glazed and paneled door, narrow sidelights, and elaborate, dentil molding.

Middle section is side-gabled; has a recessed entrance with paired multi-lite doors and multi-lite windows either side. Rear section has a half-hipped window and a small, gabled vestibule on the southwest corner. West elevation has a shallow, 1-1/2 story, shed-roofed section

22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1876 Source of info: Lake City SILVER WORLD, Sat., July 8, 1876, page 3, Sat., July 15, 1876, page 3, Sat., July 29, 1876, page 3.
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: John S. Hough and John Wesley Prowers Source of info:
29. Construction history (major additions, alterations, demolitions):
Fireplace chimney and plate-glass windows added to façade circa 1965. Walls and roof of middle section of building rebuilt after damage by heavy snow load in January 1984. Tax Assessor records.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Department store, warehouse
32. Intermediate use(s): Specialty store, grocery store, multiple dwelling, restaurant
33. Current use(s): Vacant
34. Site type(s):
35. Historical background:

John Simpson Hough was a seminal figure in the history of both Colorado and Lake City. Within the Lake City Historic District, J.S. Hough is personally responsible for a frame residence (500 Gunnison Avenue) and four prominent business structures, the Prowers & Hough Store, 301 Silver, Stone Bank Block, 229-231 Silver, and Hough Block, 304, 300 Silver, which, taken as a whole, are arguably the finest examples of architectural style in the historic district. As it currently exists, the Prowers & Hough Store is the least well preserved of the structures associated with Hough. It appears as a substantially modified central structure with a collection of later additions to both the front and back of the building.

The original 1876 frame store was initially a 1-1/2 or two story frame gable-front which was reduced to a single story following remodeling efforts in the 1950s and 60s, and substantially rebuilt as the result of an accumulation of snow which collapsed the roof in January, 1984.

As originally constructed, the Prowers & Hough Building did not extend all the way to Silver Street; this was rectified in 1879 with a front showroom addition bringing the building flush with the Silver Street boardwalk. The newer 1879 addition had its own false front with a central recessed doorway flanked by two multi-pane display windows on either side. The original 1876 gable-front facade was left embedded between the original building and 1879 addition, however, and is delineated today with a contemporary partial false-front serving as a visual demarcation between the two structures. The Silver Street appearance of the building was modified in the 1960s with the installation of single-pane show windows and a brick fireplace chimney which took the place of the recessed doorway.

Sanborn Insurance Maps for 1886, 1890, 1896 and 1902 depict the contiguous 1876 and 1879 portions of the Powers & Hough Store, together with a smaller, ancillary frame structure with its own false front which was constructed the length of the north side. The smaller false-front, with its own show window and doorway, remains today. A shed roof structure and variety of other single and 1-1/2-story frame additions with modern windows and exposed roof rafter ends are attached to the back of the original building extending west toward the alley. Dates of construction for the rear additions are uncertain, the majority apparently dating from the 1960s to mid-1980s.

Principal with John S. Hough in the firm Prowers & Hough was his brother-in-law, John Wesley Prowers (1839-1884), a noted cattleman of southeastern Colorado whose name is recalled in present-day Prowers County. Prowers was an associate of Co. William Bent in the 1850s and by the time of his death controlled over 400,000 acres of prime cattle grazing lands in present-day Prowers and Bent counties. In addition to cattle, J.W. Prowers was a shrewd businessman whose partners, in addition to Hough,

includes such well known Colorado capitalists as Charles Goodnight, A.E. Reynolds, and M.D. and J.D. Thatcher. Lake City's early development was largely impacted by businessmen from West Las Animas, including the Thatchers, Reynolds and, of course, Hough. Prowers' business partnerships included the Prowers & Goodnight slaughter house and Bent County Bank, together with the Prowers & Hough forwarding and commission business, all strategically headquartered at the terminus of the Kansas Pacific Railroad in West Las Animas, Colorado.

As one of two forwarding and commission houses in West Las Animas, Prowers & Hough enjoyed a near-monopoly on goods from the east being shipped to southern Colorado, New Mexico and portions of Arizona. Conversely, wool, hides, pelts, ore, livestock, etc. arrived in Las Animas and passed through Prowers & Hough warehouses prior to being loaded on trains for delivery to eastern markets. In addition to a general forwarding and commission business, Prowers & Hough had a large retail store staffed with clerks, bookkeepers and even a Spanish translator. The mercantile branch of the firm opened at Trinidad, Colorado, in 1869, advertising the "largest and best selected stock of dry goods, groceries, tobaccos and liquors in Colorado Territory." Prowers & Hough completed their large adobe office, warehouse and retail store in West Las Animas in 1873. The firm flourished until 1876 when the Kansas Pacific Railroad extended its line on to La Junta, Colorado.

1876 was not coincidentally the year John S. Hough made his initial appearance in Lake City. Fresh from the Colorado Constitutional Convention where he represented Bent and Elbert counties in the 12th District, Hough was described in the Lake City SILVER WORLD as "a fair type of the men which San Juan needs most, and will be a valuable acquisition to this particular town and district." In announcing his intent to relocate to Lake City, Hough stated Prowers & Hough would open a large-scale general merchandise and banking business. He immediately acquired business lots on both the north west and south west corner of Silver and Third Street in the heart of the downtown business district. Work began on Prowers & Hough's frame storeroom in early July, 1876, and was complete late in the month at which time prospective customers were advised "get goods very cheap before the clerks have time to add the freight to cost and profit." John W. Prowers was largely a silent partner in the Lake City concern and there is no indication he ever actually visited the town. Prowers and Hough dissolved their business partnership in January, 1877: Prowers would continue control of the West Las Animas business, it was reported, while J.S. Hough would assume an ownership position of the Lake City branch.

The Prowers & Hough Store was the first of a succession of downtown business buildings completed by Hough, next in line being the 1877 Stone Bank Block, followed by two two-story brick buildings comprising the Hough Block, 1880 and 1882. Hough's retail location in the Prowers & Hough Store was only a temporary business move: in spring, 1877, he took J.F. Wasky into partnership and moved the business to the Brockett building on the corner of Gunnison Avenue and Third Street. Hough & Wasky once again relocated in late summer, 1877, when the firm moved into the two-story Stone Bank Block built jointly by J.S. Hough and First National Bank. The firm carried a stock of groceries, provisions, miners supplies, powder, fuse, clothing, hats, caps, boots, shoes, dry goods "and in fact almost everything required in this market, except hardware." Hough & Wasky continued to occupy the original Prowers & Hough Store as a store house. Hough retired from the firm in January, 1878, in order to devote greater time to his mining interests.

Succeeding businesses in the Prowers & Hough Store were furniture dealers and undertakers G.W. Perkins and W.G. Luckett, the latter arranging with J.B. Lyon to build the Silver Street showroom extension in September, 1879. The building was refitted as Lake City Hotel in 1881 ("...entirely new furniture, bedding, etc...the table will always be spread with the best the market affords [including] trout and vegetables in season") by W.B. Robison & Son, followed by David Lowenstein's retail and wholesale liquor shop in 1882.

Lowenstein, with partner D.R. Calloway, operated the Hole in the Wall (1882) and Cabinet (1883) saloons in the building, with use by J.L. Murphy's meat market, 1884, and rental to Christian Church Sunday School Society, 1884-1888. Charles and Augusta Schaffer, who later conducted Roe's Cabin on upper Henson Creek, were proprietors of Vienna Restaurant in the Prowers & Hough Store in 1890-1891, and M.V. Mathews' Lake City Commission House (hay, grain, and feed) through October, 1891. N. Weil -- dry goods, clothing, etc. -- and the Hinman & Slater confectionery briefly occupied the building 1891-1892; Mrs. Thomas Griffiths, millinery (1896) and I/R. Carey saloon (1897). The building was apparently vacant in November, 1899, when the bodies of Ed McGraw and George Lair, who were killed in an explosion at the Ute-Ulay Mine in November, were temporarily stored there.

Business of a more substantial basis occupied the Prowers & Hough building after the turn start of the 20th Century, including Lake City Drug Co. (1902-1908), and W.S. Whinnery's grocery business,

Whinnery & Co., which moved in in 1908. Whinnery announced he would "tear it down and erect a store and office building in its place." He evidently thought better of the plan, however, and ended up occupying the building until October, 1918, when he exited the retail business in order to devote all his "though and effort... to the demands of war and his other businesses."

Whinnery's stock was acquired by Henry T. Hoffman who purchased the Prowers & Hough building in 1927. "The store building has had a new shingle roof added to it by B.N. Ramsey, and the inside is getting a renovating that must make the old place think that Resurrection Day has come and it's the first one up," the SILVER WORLD reported. The ancillary narrow storeroom to the north of Prowers & Hough was historically used in conjunction with its much larger neighbor: exceptions occurred in 1922 when it was noted Mary Clevenger was using the annex as a bakery, and 1938-1945) when Postmaster W.O. Snowden used the room as the Lake City Post Office.

Hoffman's general merchandise business continued in the building until 1957 when the stock and building was sold to L.W. Grandon. Grandon discontinued the business and converted the building to apartments. A well known tourist-era business was headquartered in the building from 1960 until 1982 when Lowell and Edie Swanson conducted the Swanson House. The main portion of the Prowers & Hough building was a restaurant with the slogan "Where it's Christmas Every Day" in reference to an unexpected Labor Day snowstorm in the early 1960s. Tourists were stranded in Lake City and Mrs. Swanson entertained by cooking a holiday meal and putting up Christmas decorations.

It was late in Mrs. Swanson's ownership, in January, 1984, that heavy snows collapsed the roof of the original 19th Century building. Volunteer efforts resulted in rebuilding the exterior wall and roof, the latter with a lowered roof pitch and skylights evident today. Edie Swanson died in her residence in the back portion of the building in 1997; the property was acquired by Dan Plies, the current owner, who has continued the building's use as an occasional business rental

36. Sources of information:

Lake City SILVER WORLD, Sat., June 3, 1876, page 3, Sat., July 8, 1876, page 3, Sat., July 15, 1876, page 3, Sat., July 29, 1876, page 3, Sat., September 13, 1879, page 3, Sat., January 5, 1878, page 2, Sat., July 9, 1881, page 3, Sat., August 5, 1882, page 3, Sat., February 23, 1884, page 3, Thurs., September 26, 1918, page 3, Thurs., December 4, 1919, Thurs., June 15, 1922, page 3, Thurs., April 28, 1927, page 3, Fri., January 13, 1984, page 1, Fri., June 27, 1997, page 4; Lake City SENTINEL, July 14, 1888, page 3; Hinsdale PHONOGRAPH, Sat., November 22, 1890, page 4; Lake City TIMES, Thurs., August 6, 1891, page 3, Thurs., October 29, 1891, page 1, Thurs., February 18, 1892, page 4, Thurs., July 13, 1892, page 3, Thurs., February 13, 1896, page 3, Thurs., September 16, 1897, page 3, Thurs., November 30, 1899, page 3, Thurs., December 4, 1902, page 3, Thurs., July 16, 1908, page 3, Thurs., January 14, 1909, page 3; Gunnison NEWS-CHAMPION, Thurs., November 10, 1938, page 8, Thurs., November 20, 1957, page 8; Las Animas, Colo., LEADER, Fri., November 15, 1873, page 1, Fri., January 21, 1876, page 2 and 4; Bent County DEMOCRAT, Wed., April 18, 1923, page 1; Portrait & Biographical Record of the State of Colorado, Chapman Publishing Co., Chicago, 1899, pages 439, 440, 1365, 1366; WAGON TRACKS, Santa Fe Trail Assoc. Newsletter, February, 1988, "John Simpson Hough, Merchant on the Trail," by Mark L. Gardner.

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 building is associated with settlement and development of Lake City during the late 1800s mining era. It is associated with prominent Lake City businessman John S. Hough and Hough's partner and brother-in-law, John Wesley Prowers. It contained diverse businesses, including a mercantile store, meat market, confectionery, grocery store, millinery, saloon, hotel, drugstore, and restaurant (see Historical Association). The building was also divided into apartments. It is a greatly altered representative of the commercial buildings built in Lake City during the 1876 - 1878 settlement period.

43. Assessment of historic physical integrity to significance:

Many alterations have diminished the architectural integrity of this building.

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 12A, Roll frame 31A, Negatives filed at: Lake City Town Hall
32A; Roll 30, frame 1A, 2A

48. Report title: 2003 Architectural Survey of Lake City, Colorado

49. Date(s): September 2002 - June 2003

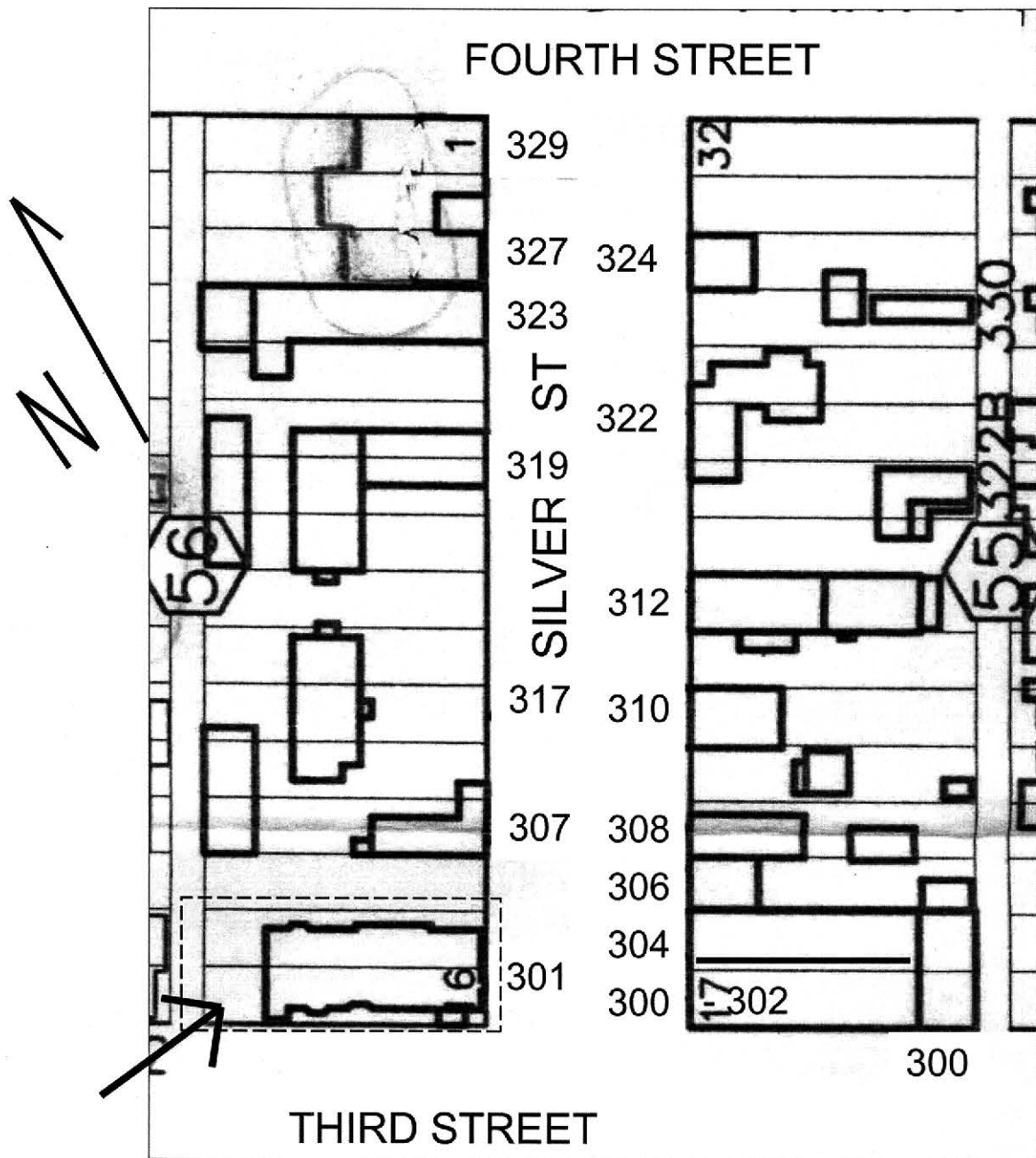
50. Recordors Cathleen M. Norman and Grant E. Houston

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

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301 Silver Street



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