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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: 5HN68.160
2. Temporary resource number: 143
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Lone Pine Motel *apartments w Lake City Post office*
6. Current building name: Lone Pine Apartments, Sweet Pea's Health Food Store
7. Building address: 220 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Gordon T. Clark, 4801 Tulip Avenue, Amarillo TX 79114

II. Geographic Information

County Property No.: R1219

9. P.M. *6th NM* Township 44N Range 4W SE4 of SE4 of SW4 of SW4 of Section 34
10. UTM reference
Zone 13 *93* 2967~~80~~ mE *48* 421125~~0~~ mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 59 Lot(s): 27-29 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 2940 square feet
16. Number of stories: 1
17. External wall material(s): Cinder block, manufactured log, horizontal siding
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: False front, porch
21. General architectural description:
Long, narrow, front-gabled building of rock-faced cinder block. Metal roof. Newer false-front treatment on west elevation is clad in horizontal wood siding with centered pediment, bracketed cornice; centered entrance with multi-lite door and flanked by paired, fixed sash windows, all with triangular pediments. Walls clad in wide horizontal siding (front) and manufactured log (rear). Five apartment entrances on north elevation with slightly projecting, gabled covers; west-most entrance at front is enclosed in board. South elevation has small 1-over-1 windows single and paired; some entrances are altered. Concrete foundation.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:

This property, together with 230 Gunnison Avenue, originally formed a tourist court. The south portion of 230 Gunnison Avenue occupying lots 28 and 29 are legally part of this property. That building section is long, side-gabled and oriented parallel to the alley. It is constructed of rock-faced cinder block; metal roof; small windows, single pane and multi lite.

IV. Architectural History

- 25. Date of construction Estimate: _____ Actual: 1953 Source of info: Gunnison NEWS-CHAMPION, Thurs., March 5, 1953, page 6.
- 26. Architect: None Source of info:
- 27. Builder/contractor: Joel F. Swank Source of info:
- 28. Original owner: Joel F. Swank Source of info:
- 29. Construction history (major additions, alterations, demolitions):
False front applied to west elevation, circa 1990. *1993 see #35*
- 30. Original location: Moved Date of move(s) _____

V. Historical Associations

- 31. Original use(s): Hotel (motel) *when? Multiple dwelling*
- 32. Intermediate use(s):
- 33. Current use(s): Multiple dwelling, retail store
- 34. Site type(s):
- 35. Historical background:

Joel F. Swank's mother-in-law, Mabel Downing Rawson, once half-jokingly complained to him that he had single-handedly transformed her neighborhood in the 200 Block of Gunnison Avenue. Mrs. Rawson lived in the Michaels-Rawson House, 216 Gunnison, and in the 1920s and 30s had grown accustomed to an almost uninterrupted view across expanses of vacant lots to the immediate north and across Gunnison Avenue to the west. Thanks to the ongoing efforts of her building contractor son-in-law, however, Mrs. Rawson's cross-town view became increasingly confined as Swank successively constructed the Swank-Mackey cinder block residence, 216 Gunnison, and Town Square Cabins, 219-231 Gunnison, to the immediate west. These building projects were followed by an even larger effort starting 1948 and continuing into the early 1960s as Swank constructed a contiguous multi-unit apartment complex known as the Lone Pine Apartments just to the north of Mrs. Rawson's house.

Lone Pine Apartments was constructed in Swank's trademark cinder block architectural design, a "U"-shaped court consisting of a filling station, residence and six units to the north, 230 Gunnison, and a single, lot-long detached building to the south, 220 Gunnison, which forms the southern extension of the "U"-shaped complex. As it exists today, the single story, gable-facing building has a commercial space adjoining Gunnison Avenue with a pedimented false-front which was added to the building in 1993. Five contiguous apartments, each with a non-supported gabled porches, extend from the commercial space all the way back to the alley. Several of the apartments retain the original 1950s-era wood doors which are paneled and have four-light windows in a half-fan shape. The building is constructed of cinder block manufactured by Swank at the old Pastimes Building on Silver Street; a variety of sidings now cover the cinder block, however, including manufactured log siding on the building's north side.

Work on this portion of the Lone Pine Apartments began in early March, 1953. Construction was precipitated by Dr. and Mrs. Merrit Tomlinson who wished to lease a business space fronting Gunnison Avenue for The Mart, a store selling fishing tackle, souvenirs, etc. Five contiguous apartments were built extending back from the commercial space all the way to the alley. Dr. Tomlinson occupied the new business space in summers 1953 and 1954. In December, 1954, it was reported Tomlinson had closed The Mart --- "the doctor is now more interested in mining," according to Lake City News in Gunnison NEWS-CHAMPION -- and an arrangement was made with new Lake City Postmaster Ruby (McCloughan) Colopy to lease the front room for use as Lake City Post Office. Colopy and the local post office remained at this location until 1973 when the post office was moved to new quarters on the northern edge of Lake City. The former post office quarters have been occupied by a series of businesses in succeeding years, including A Family Affair pottery shop (1981), Oleta's gift store (1983), a

T-shirt shop and arcade (1990s - 2002), and Sweet Peas Health Food Store (2003).

The location of 220 Gunnison was formerly occupied by two 22x70' two-story false-fronts which were built by John Moore at a cost of \$4,800 in 1877. The buildings were occupied by a colorful and diverse assortment of businesses in intervening years, including Scotty Graham's roller skating rink (1884), Prof. Kavanaugh's dancing academy (1881), Lake City Furniture Co. (1880), and Walker & McMillan's Avenue Dining Rooms (1877) which served up "oyster chowder, mountain grouse, sage hens, black-tailed deer and the finest bill of pastry this side of New York City. And all this for the small sum of fifty cents."

Two of the longest-term tenants in the Moore buildings were the J.S. Hough Fire Company, occupying a downstairs room with their hose cart, 1,000H 2-1/2" hose, hook and ladder truck, and 75' ladder, and the Odd Fellows, Silver Star Lodge No. 27, which occupied the upstairs hall in one of the buildings from 1877 until the lodge moved to the Finley Block in 1910. The buildings were demolished under condemnation orders in January, 1921.

36. Sources of information:

Gunnison NEWS-CHAMPION, Thurs., March 5, 1953, page 6, Thurs., December 1, 1954, page 3; conversations with Joel F. Swank, June, 1994, and March 29, 2003. Prior buildings: Sanborn Insurance Map, Town of Lake City, October, 1902; Lake City SILVER WORLD, Sat., June 2, 1877, page 3, Sat., August 4, 1877, page 3, Sat., November 3, 1877, page 3, Sat., December 10, 1881, page 3, Thurs., January 6, 1921, page 3; Lake City MINING REGISTER, Fri., June 1, 1883, page 3, Fri., September 26, 1884, page 3.

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: Entertainment and recreation

40. Period of significance: 1953 - 1954

41. Level of significance: National State Local

42. Statement of significance:

This property is associated with growth and development of recreation and tourism in Lake City from 1915 through the 1960s, following the local decline of hard rock mining. It is an altered representative of tourist court lodgings built after World War II, as reflected in the small attached rooms and courtyard arrangement. The Lone Pine Motel property also contained a filling station, no longer extant.

43. Assessment of historic physical integrity to significance:

Recent 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 24, frames 21A, 22A; Roll 26, frames 5, 6; Roll 27, frame 28 Negatives filed at: Lake City Town Hall

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

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

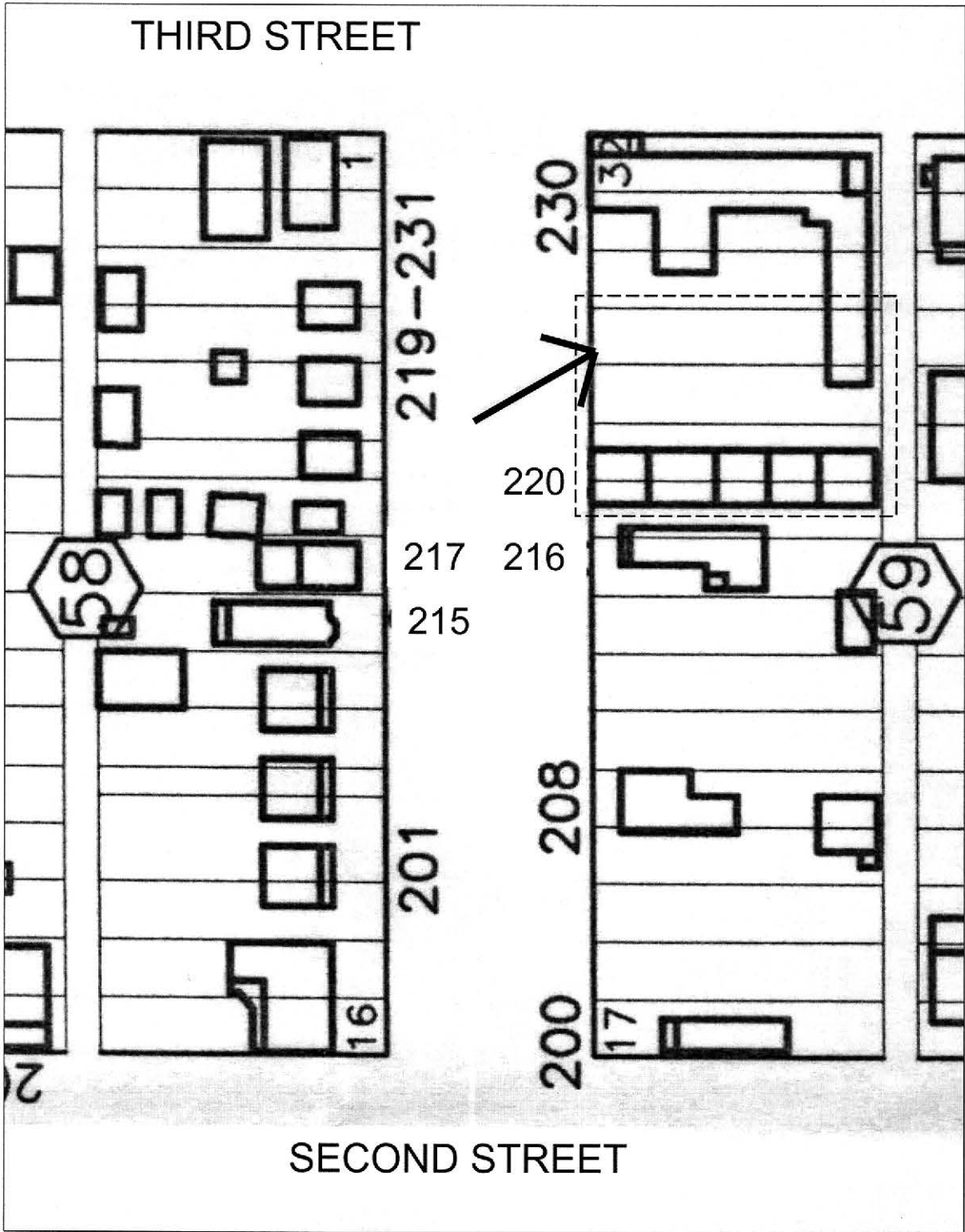
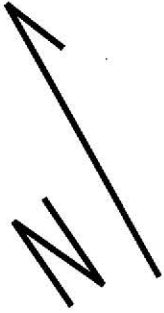
50. Recorders Cathleen M. Norman and Grant E. Houston

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**





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