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Architectural Inventory Form

Official Eligibility Determination
(for OAHP 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: 5HN68.161
2. Temporary resource number: 144
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Lone Pine ~~Motel~~ Apartments
6. Current building name: Lone Pine Apartments
7. Building address: 230 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Barbara and Robert Hoaglin, P.O. Box 847, Lake City CO 81235

II. Geographic Information

County Property No.: R4

9. P.M. 6th NM Township 44N Range 4W SE4 of SE4 of SW4 of SW4 of Section 34
10. UTM reference
Zone 13 808 296740 mE 282 4211300-mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 59 Lot(s): 30-32 Legal:
Addition: Year of Addition:

13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: L plan
15. Dimensions: 4116 square feet
16. Number of stories: 1
17. External wall material(s): Cinder block, manufactured log, board and batten
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Porch, chimney, fence
21. General architectural description:

Gabled building of rock-faced cinder block. Metal roof. West section is front-gabled facing Gunnison Avenue. Newer false-front treatment on west elevation has stepped parapet clad in board and batten, picture window. Walls at front of building are covered in board and batten on front of building; rock-faced cinder block remains exposed at rear. South elevation has shed-roofed porch with square posts. West-facing entrance has gabled stoop cover supported by triangular knee braces; shelters entrance with half-circle lite and paneled door and screen door. Fireplace chimney of rock-faced cinder block in south elevation. The east section is side-gabled, oriented parallel to the alley. Alley facing walls are rock-faced concrete block on south, newer manufactured log on north. Concrete foundation.

22. Architectural style/Building type: No style
23. Landscaping or special setting:
South west edge of property enclosed in board and batten fence.

24. Associated building, features or objects:

This property, together with 220 Gunnison Avenue, originally formed a tourist court. The south portion of the building, on lots 28 and 29 are legally part of 220 Gunnison.

IV. Architectural History

- 25. Date of construction Estimate: _____ Actual: 1947-1954 Source of info: Conversations with Joel F. Swank, June, 1994, and March 29, 2003
- 26. Architect: None Source of info: Conversations with Joel F. Swank, June, 1994, and March 29, 2003
- 27. Builder/contractor: Joel F. Swank Source of info:
- 28. Original owner: Joel F. Swank Source of info: Conversations with Joel F. Swank, June, 1994, and March 29, 2003
- 29. Construction history (major additions, alterations, demolitions):
Exterior covered in board and batten siding false front façade applied to west elevation, ca 1985.
- 30. Original location: Moved Date of move(s) _____

V. Historical Associations

- 31. Original use(s): ~~Hotel (motel)~~ *multiple dwelling*
- 32. Intermediate use(s):
- 33. Current use(s): Restaurant, multiple dwelling
- 34. Site type(s):
- 35. Historical background:

Lone Pine Apartments is a single-story, cinder block apartment and commercial building forming a south-facing "U"-shaped court, of which 230 Gunnison forms the northern portion. The building starts with a commercial space on the southeast corner of Gunnison and Third and extends back to include a series of interconnected apartments. The bottom of the "U"-shaped court continues with contiguous apartments running from north to south on the alley, with an open space and the southern portion of the "U" at 220 Gunnison. The gable-facing, business portion of the building is now covered with a c. 1985 vertical board false-front. Portions of the cinder block walls, including a sizeable fireplace chimney, remain exposed, while other portions of the long running wall are now camouflaged beneath a combination of vertical and horizontal siding.

Cinder block used in the construction of the Lone Pine was manufactured by the building's owner, Joel F. Swank, at the Pastimes Building on Silver Street. In addition to Lone Pine Apartments, cinder block was also used by Swank for a number of building additions in Lake City, as well as the Swank-Mackey House, 217 Gunnison. He was owner of Lake City Hotel in the Stone Bank Block and Town Square Cabins. He sold the latter two businesses for \$17,000 in 1946 and reinvested the money in the Lone Pine complex. Swank began construction on this earliest phase of the Lone Pine in 1947 when he built a cinder block service station facing Gunnison Avenue on the corner lot.

not motel
"Joel Swank is planning a number of apartments in addition to the ones he has completed," the Gunnison NEWS-CHAMPION reported in July, 1948, "the service station is almost complete and is a very nice building." Following demolition of a single-story frame house set further back on the lot, Swank continued the building with a series of attached apartments. In the early 1950s he extended the building with additional apartments built adjoining the alley. By the time the entire Lone Pine complex, both 230 and 220 Gunnison, was completed, the Swanks had a total of 10 rental apartments, together with two commercial spaces, and an adjoining residence used by the Swanks. The name Lone Pine was selected because of an ancient pine tree which stood near the corner lot.

In a town in which the majority of the residences were vintage, Swank's newly completed apartments were a modern anomaly. Individual apartments in the complex offered indoor plumbing and featured dependable steam heating. The apartments quickly became a favorite with Lake City's older residents, many of whom temporarily gave up their drafty, old homes during the winter months in order to move into one of the snug apartments. According to Celia Swank, Hinsdale Assessor Annie Dywer Doran had a standing reservation in Apartment #5, while Hinsdale County Treasurer Nancy Burke preferred her winter

quarters in Apartment #3.

Other regulars at the apartments were Mabel Rawson, Bud Stall, Beth Ray, and Harold Rawson, the latter moving the local telephone office to a Swank apartment in 1950. Swank's Lone Pine Service Station dispensed gasoline and served as headquarters for a pioneering jeep tour business offering scenic tours in the region. Joel and Celia Swank sold the Lone in 1970. Businesses in the corner commercial space in more recent years include a doughnut shop and series of restaurants, most recently the Happy Camper and Trail's End.

The southeast corner of Gunnison and Third, the site of 230 Gunnison, was the location of Sparling Hall, a rambling building built in 1875 and first used as a private school taught by Prof. T.H. Cannon. The building was later remodeled for use as a boarding house and restaurant, Mary Vial's 24-hour restaurant offering 35-cent meals and "oysters served in any style and at any hour" in 1889. The building had been transformed into a blacksmith shop by 1900 and was demolished in 1910. In process of demolition, Joe Brodell "found a bunch of flattened bullets of .38 or .44 calibre... it seems that in the earlier days this old log building was used as a saloon and shooting the lights out was the pastime of the boys when not shooting at each other."

36. Sources of information:

Conversations with Joel F. Swank, June, 1994, and March 29, 2003; Gunnison NEWS-CHAMPION, Thurs., July 1, 1948, page 11, Thurs., October 27, 1949, page 11. Prior buildings: Lake City SILVER WORLD, Sat., November 27, 1975, page 3, Sat., November 20, 1875, page 3; Lake City SENTINEL, JANUARY 12, 1889, PAGE 3; LAKE CITY Times, THURS., MARCH 24, 1910, 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: Recreation and tourism
40. Period of significance: 1947 - 1952
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.

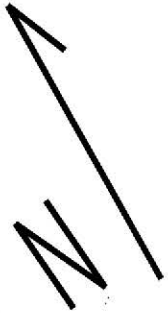
VII. National Register Eligibility Assessment

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 19A, 20A; Roll 26, frames 10, 11 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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