

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

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I. Identification

1. Resource number: 5HN68.102
2. Temporary resource number: 68
3. County: Hinsdale
4. City: Lake City
5. Historic building name: *Henry Avery Law Office, N Henson Creek Lead Mines Co., Lake City Drug Store*
6. Current building name: *Lake City T-Shirt Co.*
7. Building address: 307 Silver Street, Lake City, CO 81235
8. Owner name and address: Curtis Coates, 405 Green River Trail, Fort Worth TX 76103

II. Geographic Information

County Property No.: R1243

9. P.M. *6th NM* Township 44N Range 4W NW4 of SE4 of SW4 of Section 27
10. UTM reference
Zone 13 *296670* mE *392* 4211400 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 56 Lot(s): 12-14 Legal: Part 12, 13, 1' of 14, Block 56
Addition: _____ Year of Addition: _____
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1060 square feet
16. Number of stories: 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Flat
19. Roof material: Asphalt
20. Special features: Decorative cornice
21. General architectural description:
One-story masonry building with a flat roof that slopes towards the rear. False front is clad in horizontal wood siding; has a bracketed cornice. Façade is clad in horizontal clapboards and a horizontal dentil strip above the entrance; side walls are stuccoed. Entrance at far left has paired paneled and glazed doors; is sheltered by shed-roofed awning supported by decorative brackets. Small, off-center entrance has paneled and glazed door and similar awning.

Windows consists of one large, square fixed sash and several small multi-lite windows. Rear of building has a shallow, shed-roofed addition on the northwest corner sided in stamped metal simulating rock-faced, stone block. A long, flat-roofed, rear addition on the southwest corner is stuccoed; has a paneled and glazed door with transom in west elevation and an attached shed-roofed shed.
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: 1901 Source of info: Lake City TIMES, Thurs., September 19, 1901, page 2.
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Henry A. Avery Source of info: Lake City TIMES, Thurs., September 19, 1901, page 2.
29. Construction history (major additions, alterations, demolitions):
Concrete block addition built on northeast corner in 1950 to contain a liquor store. False front façade added in early 1990s.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Specialty store
32. Intermediate use(s):
33. Current use(s): Specialty store
34. Site type(s):
35. Historical background:

Repeated fires have shaped the current-day appearance of the west side of Silver Street between Third and Fourth streets. The selection of fire-proof concrete as the building material for the Lake City Drug Building is an acknowledgement of the ongoing threat of fire in the neighborhood. A contiguous row of frame single story, false-front business buildings lined this portion of the street up until the late 1890s. Two successive fires, the first in January, 1897, and a second in June, 1901, destroyed all of the buildings between Third and Fourth Streets, the exceptions being the corner buildings on the extreme south and north ends of the block -- the Prowers & Hough Store at 301 Silver and the Abbott Building, 329 Silver.

The January, 1897, fire destroyed three structures on the north end of the block, including a blacksmith shop, rooming house and D.T. McLeod's Occidental, the latter recently enlarged and on the eve of opening. Fire in June, 1901, burned five single-story frame buildings on the southern end of the block, including a Chinese laundry, assay office, livery stable, grocery and a joint shoe store and attorney's office occupied by H.A. Avery and his brother-in-law, Charles A. Watson. Avery owned the land on which the building was destroyed and by September, 1901, contracted for a replacement structure, this one a one-story concrete office building.

Work on the novel concrete construction continued throughout the early fall prior to completion in late November. Avery immediately moved his law office and insurance agency into the building, sharing quarters with J.O. Smith of the Henson Creek Lead Mines Co. The new quarters, according to the Lake City TIMES, "are cosy and comfortable, admirably suited to [Mr. Avery's] purpose."

Businessman Henry A. Avery was a prolific builder whose other extant Lake City Historic District buildings include a residence (Kellogg-Avery House, 425 Silver) and a range of business buildings erected at different times during his local business career (Avery & Rice, 227 Silver; Avery Building, 300 Third Street; and Watson Shoe Building, 308 Silver). Mr. Avery began business in Lake City dealing in books and stationery. By the time he built the cement office building on Silver Street, however, he was approaching retirement and restricted his business activities to work as an attorney, real estate sales and insurance, at one point representing fifteen different fire insurance companies. He continued regular office hours until three weeks prior to his death in June, 1923.

After standing vacant following H.A. Avery's death, the cement office building was acquired by two businessmen from Sunrise, Texas, H.W. Martin and Edward E. Belieu, who opened Lake City Drug Store. Subsequent owners were Celia Mae Rawson (1942-1947), W.A. Craig (1948-1953), Aubrey

Tipton (1953-1956), Crowley Morgan (1956-1959), and Jake Jacobs (1959-1961). Exterior advertising visible in a c. 1950 photograph of Lake City Drug includes a neon sign advising "sporting goods, licenses," together with advertisements for fireworks, fishing worms, and a large banner declaring the store as "Fishing and Hunting Headquarters."

Celia Rawson Swank recalls she was hindered by war-time rationing and kept the drug store open on a year-round basis with only a limited amount of merchandise. C.D. Smith Manufacturing supplied over-the-counter drug and beauty supplies, a favorite being Hi-Grade Lotion which sold for \$1 a bottle. The store was heated with a wood stove and there was no refrigeration: Celia ordered one five-gallon drum of vanilla-flavored ice cream at a time. The ice cream was delivered from Gunnison Creamery. "It would arrive on the mail truck at noon and within an hour's time would be all gone," she recalls. A 1951 advertisement for the drug store featured a photograph of freshly caught trout and advertised "hunting and fishing licenses, sporting goods, news stand, fountain service, sundries, film and souvenirs."

With the exception of Celia Rawson, who was a Lake City native, other owners of the drug store were businessmen who originated from Texas or Oklahoma. W.A. Craig was a bookkeeper for Frigidaire Corp. and Delaney Co. in Tulsa, Oklahoma, prior to moving to Lake City on a year-round basis in 1947; in 1950 he contracted with Joel F. Swank to build a single-story cinder block addition to the north which was used as a retail liquor store until the stock was sold to Mike Pavich in 1956. Because of its intended use as a retail liquor store, state law required a separate Silver Street entrance door. A sign in the liquor store portion of the business advised "wet goods," while a similar sign posted in the drug store advertised "dry goods." Craig also built an adjoining residence and Spruce Lodge tourist court at 317 and 319 Silver. Pat and Jake Jacobs, Fort Worth, Texas, leased Lake City Drug summers from 1959 to 1961. They purchased the store's stock and fixtures, including the marble soda fountain, and in spring, 1962, transferred the drug store to the Avery & Rice Building, 227 Silver, where it continues today.

The drug store building's current transformation dates to the early 1980s when Lori Winblood opened a second hand store. The building was a mere shell, according to Winblood, with disintegrating wood floor and crumbling cement walls.

Business gradually returned to the building, starting with the small liquor store annex which was used as an office for Lake City Water & Sanitation and a children's toy and clothing store, Chad's Corner. Later owners of the building were James Socknat and Leroy Kitch, both in conjunction with the neighboring Spruce Lodge, followed by Quincy Ellis, Dan Plies, and the current owner, Curtis Coates, who operates Lake City T-Shirt Co. in the building during the summer months. During Plies' ownership in the early 1990s, a clapboard false front with cornice and brackets was constructed to cover the front of the building.

36. Sources of information:

Lake City TIMES, Thurs., January 21, 1897, page 3, Thurs., June 20, 1901, page 2, Thurs., September 19, 1901, page 2, Thurs., November 28, 1901, page 3; Gunnison NEWS-CHAMPION, Thurs., November 9, 1939, page 8, Thurs., May 3, 1951, page 18, Thurs., August 11, 1960, page 7; Lake City TRIBUNE, Thurs., September 4, 1947, page 1, Thurs., October 2, 1947, page 5; Lake City SILVER WORLD, Fri., July 3, 1981, page 6, Fri., August 20, 1982, page 5, Fri., August 5, 1988, pages 3,12, Fri., February 23, 1990, page 3, Thurs., February 20, 2001, page 2; Progressive Men of Western Colorado, Bowen & Co., Chicago, 1905, page 578; telephone conversation with Curtis Coates, Fort Worth, Texas, February 9, 2003; telephone conversation with Celia Rawson Swank, Wenden, Arizona, February 10, 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: Entertainment and recreation

40. Period of significance: 1945 - 1953

41. Level of significance: National State Local

42. Statement of significance:

This building was initially associated with settlement and development of Lake City during the late 1800s mining era. The building was constructed during the mining period but after several years' vacancy was opened as the Lake City Drugstore.

This property is associated with the growth and development of recreation and tourism in Lake City from 1915 through the 1960s, following the local decline of hard rock mining. The business catered to visitors, selling fishing licenses, sporting goods, fireworks, and ice cream. In the late 1940s, owner W. A. Craig constructed the adjacent Spruce Lodge tourist court. Its ownership by businessmen who originated from Texas or Oklahoma also reflected the post World War II trend of outside investment in Lake City. The building is a substantially altered representative of early twentieth-century commercial design in Lake City, as reflected in its flat roof, large display windows, and minimum of decorative elements.

43. Assessment of historic physical integrity to significance:

The 1990s application of a false front has substantially altered this building so that it does not contribute to the historic district.

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, frames 27A, 36A; Roll 11, frame 1A 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

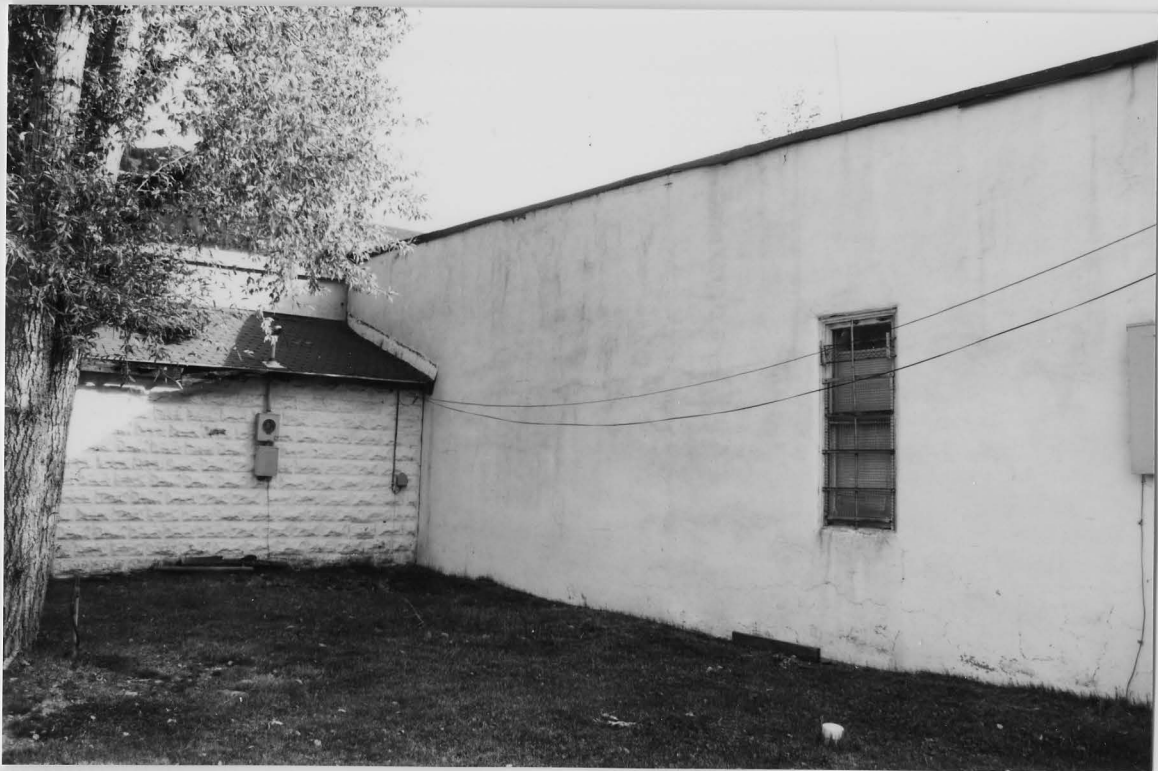


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