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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: 5HN68.105
2. Temporary resource number: 73
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Eaves Building/Spruce Lodge
6. Current building name:
7. Building address: 319 Silver Street, Lake City, CO 81235
8. Owner name and address: Doyle and Freda Eaves, P.O. Box 92, Lake City CO 81235

II. Geographic Information

County Property No.: R970

9. P.M. 6th NM Township 44N Range 4W SW4 of NE4 of SW4 of Section 27
10. UTM reference
Zone 13 96 296680 mE 33 4211440 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 56 Lot(s): 6-8 Legal:
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: L plan
15. Dimensions: 3200 square feet
16. Number of stories: 1
17. External wall material(s): Wood
18. Roof configuration: Gabled, false front
19. Roof material: Metal
20. Special features: Decorative cornice, porch
21. General architectural description:

North building is one-story, L-plan building with 1950 front-gabled section on south and 1998 front-gabled section on northeast composing a commercial building with a false front facade. South section is roofed in metal; walls clad in narrow horizontal siding. Has gabled entry porch on south gable wall supported by log posts. Windows are multi-lite, some with decorative shutters.

North section has false front facade is clad in lapped siding; has a bracketed cornice. Façade has center recessed entrance paneled and glazed door, flanked by large, fixed-sash windows. Board walk in front of building.

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

p.3 1995/96

24. Associated building, features or objects:
 Garage, circa 2000
 One-story, side-gabled metal, prefabricated building. Two large openings on west elevation have pull-up garage doors.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1950 Source of info: NEWS-CHAMPION, Thurs., May 11, 1950, page 2; telephone conversation with Don Craig, October, 2002
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: W. A. Craig Source of info: NEWS-CHAMPION, Thurs., May 11, 1950, page 2; telephone conversation with Don Craig, October, 2002
29. Construction history (major additions, alterations, demolitions):
 Built in two sections in 1952 and 1955. Large commercial building on front (east) in 1995, small residential addition on northwest corner 1995. Source: Tax Assessor records.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Hotel
32. Intermediate use(s):
33. Current use(s): Multiple dwelling, specialty shop
34. Site type(s):
35. Historical background:

The four-unit Spruce Lodge apartments was preceded by two landmark commercial building, the first of which was the 1877 Fraley bakery and hotel building which evolved into the Occidental Hotel. Hotel proprietor Daniel T. McLeod enjoyed a growing patronage and in 1897 contracted for a two-story brick and frame building. McLeod suffered a \$2,500 loss in January, 1897, when the nearly completed hotel burned to the ground, taking with it the old Fraley building, Ray blacksmith shop and Abbott rooming house.

Local contractor Brint N. Ramsey acquired the vacant lot and in 1899^{had} constructed a two-story tin-clad frame commercial and residential building which extended 125' from the front to the back of the lot. Ramsey Hall was the location of the Sweet grocery store and was later used at different times as a movie theatre, bowling alley, and shooting and archery gallery; the west 30' of the building was removed in 1931 and the second story was dismantled for its building materials in 1947. The remaining portion of the building was being salvaged for building materials by W.A. Craig when it collapsed in a wind storm in 1956.

William A. Craig (1904-1988) was a native of Oklahoma who worked as a contract bookkeeper for two home appliance companies, Frigidaire Corp. and the Delaney Co., in Tulsa, Oklahoma, prior to moving his family to Lake City in 1947. He was at the forefront of a wave of out-of-town businessmen opening tourist-related businesses in Lake City and in ensuing years took an active role in town government, Hinsdale County School District, and the Lake Fork Sportsmen's Assoc., the latter a proponent of the Henson Street airplane landing strip and improved fishing. As Hinsdale County Judge, Craig presided at a pivotal October, 1956, public meeting approving installation of REA electric lines up the Lake Fork Valley to Lake City.

W.A. Craig's Spruce Lodge -- encompassing a four-unit rental at 319 Silver Street and an adjoining residence and two rental units at 317 Silver -- dates from the early 1950s and represents an interesting illustration of adaptive building use post-World War II. According to W.A. Craig's son, Don Craig, his father augmented building supplies purchased from Sears and arduously delivered to Lake City by truck with reused lumber which was salvaged from old buildings in the neighborhood. Craig purchased Lake City Drug Store, 307 Silver Street, in 1946 and in the years immediately following paid \$2.50 per lot to

acquire neighboring property. Salvaged lumber from the old bowling alley was used to construct the four-unit tourist rental at 319 Silver Street, construction starting in 1952 and finishing in 1953. Each unit consisted of one bedroom, kitchenette and bathroom which rented for \$20 a night or \$120 for the week. As an early proponent of electricity, Craig installed a neon "Spruce Lodge" sign attached to the roof of the lodge's office building.

Later owners of Spruce Lodge were L.C. Ely, Frank Watters, Leroy Kitch and Pat Burns. Current owners Doyle and Freda Eaves continue to use the four-unit building for rentals and residence, and in 1995/96 completed a 1,680-s.f. false front commercial building which extends out to the Silver Street boardwalk. Eaves also built a shed roof metal garage building on the alley at the rear of the lots in the late 1990s. The building has two garage door openings on the side facing the alley.

36. Sources of information:

Lake City TIMES, Thurs., January 21, 1897, page 3, Thurs., January 19, 1899, page 3, Thurs., March 26, 1908, page 3; Lake City SILVER WORLD, Thurs., September 10, 1931, page 2, Fri., August 5, 1988, pages 3, 12; Lake City TRIBUNE, Thurs., March 6, 1947, page 5; Gunnison NEWS-CHAMPION, Thurs., February 15, 1956, page 6, Thurs., October 10, 1956, page 5; telephone conversation with Don Craig, October 2002.

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: 1950 - 1953

41. Level of significance: National State Local

42. Statement of significance:

This motel is associated with the growth of summer tourism Lake City from 1912 through the 1960s, following the local decline of hard rock mining. It is an altered representative of the type of accommodation built after World War II, as reflected in its courtyard arrangement, gabled form, asbestos shingles, casement windows. Motel construction signaled continued tourism growth after World War II and the trend in post war visitor lodgings that provided the convenience of private bathrooms and maid service.

43. Assessment of historic physical integrity to significance:

Although somewhat altered, this dwelling retains its architectural integrity.

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 11, frame 4A, 21A, Roll 30, frame 21 Negatives filed at: Lake City Town Hall

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

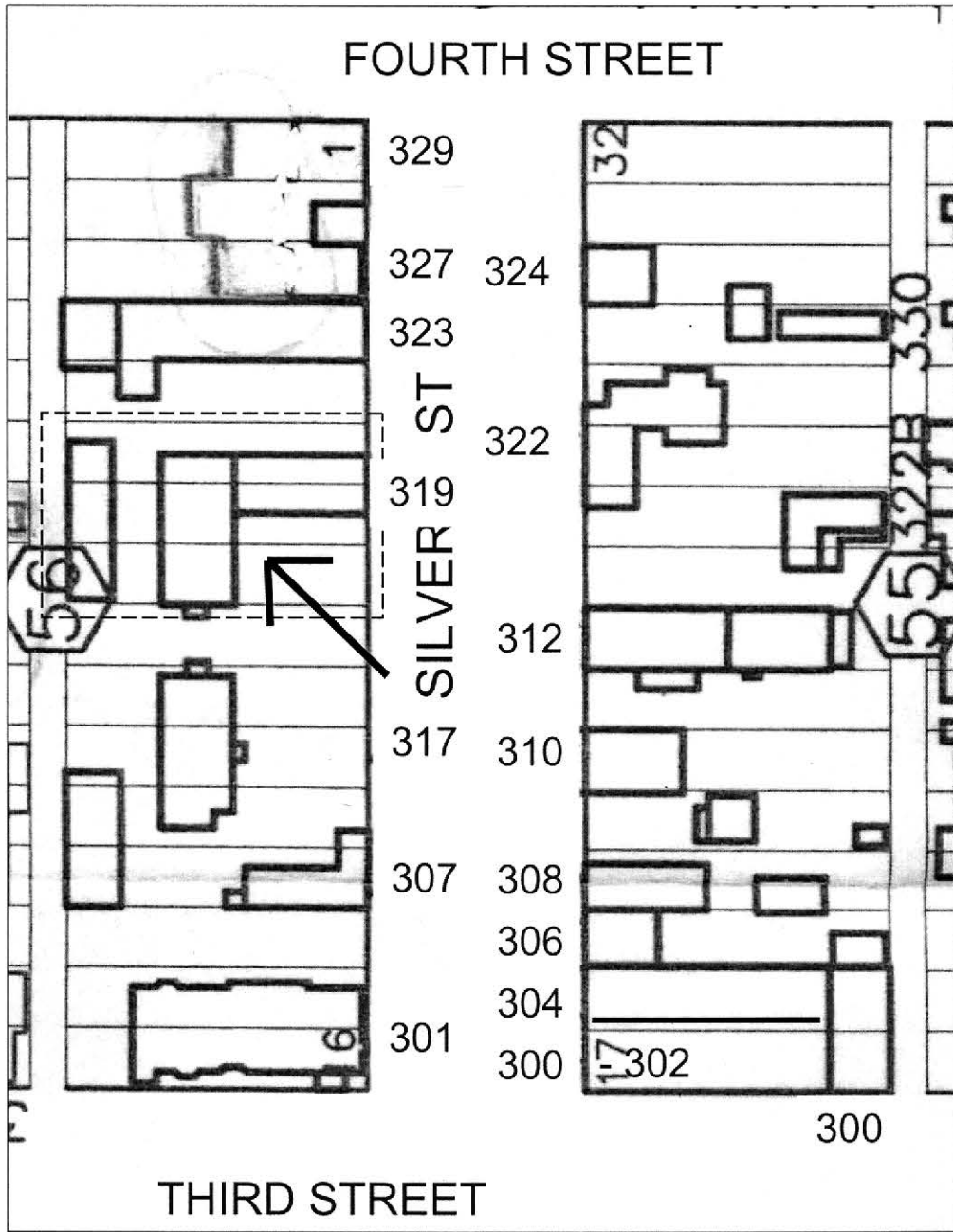
49. Date(s): September 2002 - June 2003

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



NOT TO SCALE



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9/2002



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