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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: 5HN68.164
2. Temporary resource number: 147
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Silver Spur Motel
6. Current building name:
7. Building address: 301 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: John and Venice Benvenuto, P.O. Box 217, Lake City CO 81235

II. Geographic Information

County Property No.: R879

9. P.M. ~~6th NM~~ Township 44N Range 4W NE4 of SE4 of SW4 of Section 34
10. UTM reference
Zone 13 ⁶⁷296770 mE ⁴¹4211330 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 55 Lot(s): 12-16 Legal: Block 55, lots 13-16 & S1/2 12
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 2852 square feet
16. Number of stories: ~~1-1/2~~ 2
17. External wall material(s): Wood
18. Roof configuration: Hipped
19. Roof material: Composition
20. Special features: Porch, bracketed cornice
21. General architectural description:

2 ~~1-1/2~~ story hipped-roof frame building. Composition roofing with exposed rafters and flush skylight in east roof slope. Walls clad in lapped horizontal siding with cornerboard trim. Windows are small 1-over-1, single and paired; picture windows in façade and in southeast corner. East elevation has wood-shingled, shed-roofed porch. Concrete foundation. Boardwalk around east and south elevations. At the rear, facing south on Third Street is a three-part section commercial retail with a "Boom Town" design. East-most part is two-story with false-front façade with bracketed cornice and balcony porch accessing second-story sliding glass door. First-story is clad in board and batten and entrance with 9-lite paneled door. Center part is one-story, has flat-roof with centered higher centered section; centered entrance has paired doors with oval lite doors with transom above flanked by large fixed-sash windows. West-most part is one-story with false-front façade with semi-circular parapet with bracketed cornice, lapped wood siding, stained. South elevation has porch with brick half wall; curved plexiglass enclosure

22. Architectural style/Building type: No style
23. Landscaping or special setting:
At southeast corner of property is sign structure with vertical posts and horizontal lintel with hanging "Silver Spur" sign.

24. Associated building, features or objects:

Motel rooms, 1975

Long, narrow, side-gabled two-story building. Rolled asphalt roof; walls clad in board and batten. Balcony porch on full width of south elevation has two wood staircases, accesses second story rooms. Seven units on first floor and on second floor. Each unit has a paneled door and metal-frame picture window.

IV. Architectural History

25. Date of construction Estimate: 1964 Actual: _____ Source of info: Interview with Mary Walker Colopy, March, 1997.
26. Architect: None Source of info:
27. Builder/contractor: Wendell Fobare and Wayne Fobare Source of info: Interview with Mary Walker Colopy, March, 1997.
28. Original owner: Haskel J. "Buster" Walker and Mary Walker Source of info: Interview with Mary Walker Colopy, March, 1997.
29. Construction history (major additions, alterations, demolitions):
One-story commercial retail addition built on west in 1985.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Motel, specialty store, residence
32. Intermediate use(s):
33. Current use(s): Motel, specialty store, residence
34. Site type(s):
35. Historical background:

Texas businessman Haskel J. "Buster" Walker (1919-1971) and his wife, Mary Walker, constructed the 14-unit, two-story Silver Spur Motel on the northwest corner of Gunnison Avenue and Third Street in 1964. Workmen involved in constructing the hotel were local carpenters Wendell Fobare and Wayne Fobare. The Walkers acquired the property in 1961 and in 1963, the year prior to the start of construction, arranged to demolish a one-story brick building on the corner which was known as the Lake Garage. The brick building was a remainder of the Brockett Block, a two-story commercial structure built in 1880 and altered to a one-story structure in 1927.

Buster Walker was familiar with the tourist accommodation business in Lake City through his ownership of the Holiday Inn, a series of one and two-room rental cabins in Wade's Addition south of Henson Creek which were built by Harvey Blackburn in the 1930s. Walker acquired the Wade's Addition resort in 1959 and leased the cabins starting June, 1960, to miners who were working in the area. Based on his cabin rental experience, Buster Walker expanded his local business interests with purchase of the Lake Garage corner in 1961. Demolition of the Brockett Block left the building's cut stone basement which was incorporated as a storage area for the new business.

The Silver Spur consisted of the owner's residence, a two-story, hipped-roof frame building with living quarters in the upper story and business space for a sporting goods store and liquor store on the ground floor. The building started out as a single-story structure for use as sporting goods sales and package liquors, but was enlarged to two-story in 1966 in order to accommodate upstairs living quarters. It was built directly over the Brockett Block basement and incorporated the basement area for storage of merchandise. The motel portion of the business was located in the adjacent two-story, side-gabled building with board and bat siding.

Buster and Mary Walker constructed the Silver Spur Motel in partnership with another Texas couple, Hap and Nita Taylor, who visited the business on an occasional basis. In addition to the Silver Spur, the Walkers also owned and operated the Log Cabin Inn in the Avery Building, 300 Third Street, and owned the historic McKay House, 525 Silver, which burned to the ground in 1966. They continued operations at the motel through Buster Walker's death in 1971. Mary Walker married Dan Colopy and in April, 1973, the Colopys sold the Silver Spur Motel to California residents F.F. Drouillard and Vaughn Plemons. It was acquired by Mrs. Drouillard's brother and sister-in-law, John and Venice Benvenuto, the current owners,

in 1974. The Benvenutos altered the appearance of the two-story motel unit in 1983 when decorative wrought iron supports and balustrade were replaced with wood beam supports and decorative wood balustrade.

As part of the 1983 remodel, a major addition was also added to the retail store and owners' residence extending to the west to cover over the remainder of the old Brockett Block basement. A single structure with three neo-Victorian false fronts facing south onto Third Street.

Modern day buildings associated with the Silver Spur are the third reincarnation of building uses on the northwest corner of Gunnison Avenue and Third Street. The site was owned by business entrepreneur Major Joseph W. Brockett who realized its central location and downtown business significance. Brockett, who served at various times as town trustee, county treasurer and county judge, owned other Lake City real estate, including in-town lots and lower Lake Fork ranches. He contributed the Henson Street lots on which Hinsdale County Courthouse was built in 1877.

The corner lots at Third and Gunnison Avenue were the location of a series of one and two-story frame commercial buildings which Brockett constructed beginning in 1875 and continuing to the 'Great Fire' of November, 1879, which destroyed all of Brockett's holdings. Undeterred, Maj. Brockett began construction of a two-story brick, stone and cast iron commercial building which closely mirrored the Hough Block, 300 Silver, across the alley to the west. Principal contractors on the Brockett Block were Samuel Tarkington, brick work and plastering; Henry Finley, stonework; Antone J. Fjelle, carpentry; and John J. Mayers, glazing and painting. F. Weston of St. Louis, Missouri, was the architect. A notable feature of the building was 13,000 tons of ornamental iron work -- described as "ponderous, elegant and unique" -- delivered from T.R. Pullis & Sons, St. Louis. Sanborn Insurance Maps for 1886, 1890, 1896 and 1902 list the Brockett Block's north wall as "not completed."

The corner configuration of the Brockett Block was 100' along Third Street and a 26' front -- comprising the main entrance -- facing Gunnison Avenue. The ground floor was a single retail space, with six suites of upstairs offices. At completion in November, 1880, it was described as the "most elegant, complete and substantial structure in southern Colorado... this new structure has risen from the ashes of the burnt district of a year ago, and stands a monument to the enterprise and good taste of its proprietor, and the pride of our city as well." The ground floor retail space was rented to a succession of general merchandise businesses, beginning in November, 1880, with the venerable H. & A. Schiffer & Co. who moved to the building from its prior location in the Finley Block, 130A Silver.

J.W. Brockett left Lake City in the mid-1880s and apparently relocated to Denver. He was convicted of grand larceny at age 73 in June, 1904, and died a few months later. The Lake City TIMES noted "since leaving Lake City he has had a checkered career, his path not often being strewn with roses." The Brockett Block was acquired by the Andrik family in the mid-1920s and its use altered for repair shop, garage and filling station. Tony Andrik demolished the block's upper floor in March, 1927, and erected a new roof covering the ground floor garage. The building continued as the Lake Garage through 1961 when it was acquired -- and promptly demolished -- by Buster Walker.

36. Sources of information:

Interview with Mary Walker Colopy, March, 1997; Gunnison-News CHAMPION, Thurs., April 5, 1973, page 3; "Lake City Development: 1984 Update," Lake City SILVER WORLD, Fri., June 8, 1984. Brockett Block: Lake City MINING REGISTER, Fri., November 25, 1880, page 3; Lake City TIMES, Thurs., June 16, 1904, page 3, Thurs., December 8, 1904, page 3; Lake City SILVER WORLD, March 10, 1927, 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:
40. Period of significance:
41. Level of significance: National State Local
42. Statement of significance:
These recently constructed buildings do not contribute to the Lake City Historic District.
43. Assessment of historic physical integrity to significance:

VII. National Register Eligibility Assessment

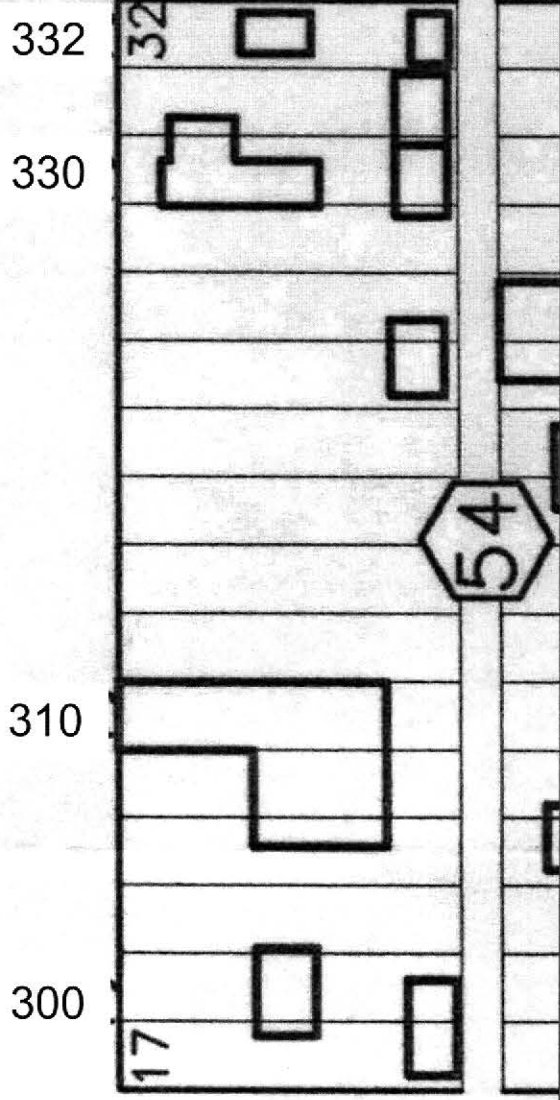
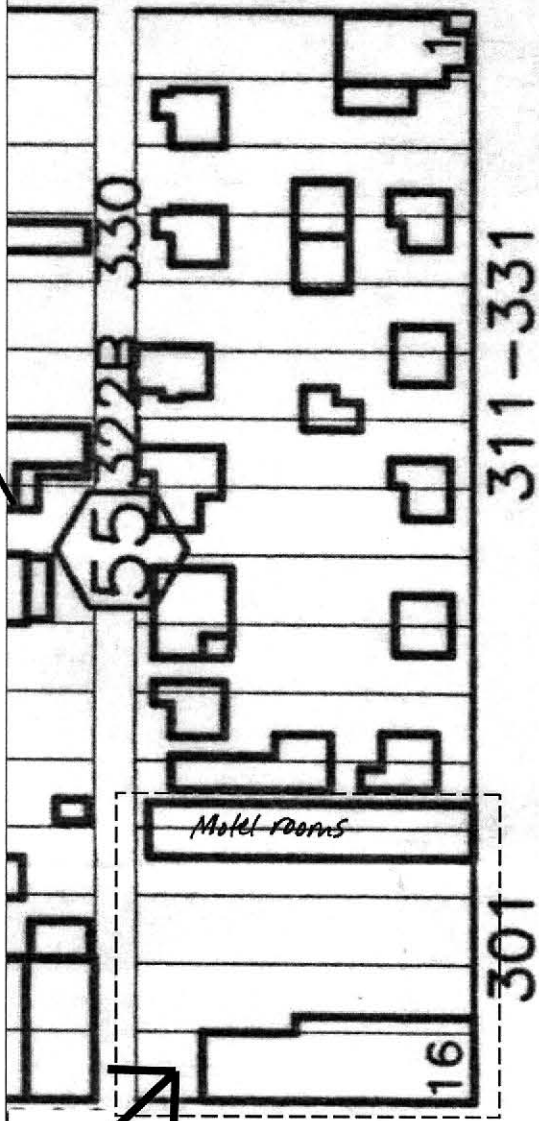
44. National Register eligibility field assessment: Eligible Not Eligible Need Data
45. Is there National Register district potential? Yes No
Discuss _____
- If there is National Register district potential, is this building Contributing Noncontributing
46. If the building is in an existing National Register district is it? Contributing Noncontributing
(Lake City National Historic District)

VIII. Recording Information

47. Photograph numbers: Roll 15, frames 15A-20A 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

FOURTH STREET



THIRD STREET



5HN.68.164
9/2002

