

# 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: 5HN700
2. Temporary resource number: 240
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Siebert cabins
6. Current building name:
7. Building address: 781 Wildflower Road, Lake City, CO 81235
8. Owner name and address: Karen Scott Cook, 781 Wildflower Road, Lake City CO 81235

### II. Geographic Information

County Property No.: R431

9. P.M. 6th Township 44N Range 4W NW4 of SW4 of NE4 of SE4 of Section 27
10. UTM reference  
Zone 13 297730 mE 4211710 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_\_\_ 15'
12. Block(s): 0 Lot(s): 18 Legal:  
Addition: "T" Mountain View Year of Addition: 1932
13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 546 square feet
16. Number of stories: 1
17. External wall material(s): log, wood
18. Roof configuration: Side gabled
19. Roof material: Metal
20. Special features: Porch
21. General architectural description:  
One-story, side-gabled log dwelling with projecting purlins in gable end. Corrugated metal roof. Front-gabled porch with diagonal pole bracing. Centered entrance shelters solid door with two small lites. Windows are fixed, woodframe 4-lite and 6-lite. Gabled log section on rear. Raised stone foundation.
22. Architectural style/Building type: Rustic
23. Landscaping or special setting:
24. Associated building, features or objects:  
Shed, ca 1945  
Front-gabled frame building clad in corrugated metal.

#### IV. Architectural History

25. Date of construction Estimate: 1935 Actual: \_\_\_\_\_ Source of info: Assessor's Appraisal Card
26. Architect: None Source of info:
27. Builder/contractor: Likely L.M. Merrill Source of info: Lake City SILVER WORLD Thurs., August 18, 1932, page 3, Thurs., April 6, 1933, page 3
28. Original owner: Clyde Seibert Source of info: Lake City SILVER WORLD Thurs., August 18, 1932, page 3, Thurs., April 6, 1933, page 3
29. Construction history (major additions, alterations, demolitions):  
Unaltered
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Cabin
32. Intermediate use(s):
33. Current use(s): Single dwelling
34. Site type(s):
35. Historical background:

T-Mountain Resort is located on a slight slope overlooking the Ball Flats, a thinly developed area located on a flat plain across the Lake Fork River to the east of Lake City. The resort originally formed part of Riverside Ranch owned by Lake City pioneer Thomas L. Beam and his son, L.T. Beam, where they raised alfalfa and potatoes, and pastured a small herd of cattle and horses. L.T. Beam sold the ranch property to Clyde Seibert in August, 1923.

Seibert continued the small ranch operation and in the early 1930s began building a series of rental cabins looking out over the Lake Fork Valley. The extant owners' residence was built by Seibert in 1932. A series of rustic log rental cabins was constructed beginning in summer, 1933, when L.M. Merrill briefly leased the ranch property. In April, 1933, SILVER WORLD newspaper reported Merrill planned to "put in most of the season constructing a cottage camp on a part of the ranch in the foothills." A business card from c. 1935 in the collection of Hinsdale County Museum cites "clean, cozy, comfy cabins at Seibert's Resort, ideally located for fishing, hunting and hiking." As an adjunct to their business, the Seiberts offered guides and saddle horses for high country fishing and sightseeing. "Take plenty of time holidaying," the advertising card states, "much of the pleasure of this fisherman's paradise may be missed by being in a hurry."

Seibert's Resort was purchased by J.R. Edgar and in turn acquired by L.W. Grandon in 1946 and renamed Grandon's Resort. Grandon was well known tourist resort area: prior to purchasing the former Seibert place, he and his wife built a series of cabins north of Lake City which became known as the San Juan Ranch. In later years Grandon and his wife owned Ramsey Cabins/Iron Kettle Cabins at 201 Gunnison in Lake City. At the former Seibert Resort, Grandon built two additional log cabins in summer, 1947, and in 1949 completed installation of hot and cold running water in three of the cabins. P.E. "Red" Stephenson, an engineer with Skelly Oil Co., and his wife, Eva Stephenson, bought Grandon's Resort, comprised of 10 cabins on a 100-acre tract in 1955.

The tourist cabins were rechristened T-Mountain Resort based on the cabins' unobstructed view of T-Mountain on Henson Creek. The Stephensons operated T-Mountain Resort for 16 consecutive summers, in the process adding modern improvements to the existing cabins and constructing an 11th rental cabin. The Stephens sold the resort to Fran and Milt Milski, residents of Oaklawn, Illinois, in 1970. Cabins in T-Mountain Resort were later closed and the cabins sold to individual owners.

36. Sources of information:  
Telephone conversation with Margaret Cummings Brown, Montrose, Colorado, May 23, 2003; Lake City SILVER WORLD, Thurs., August 23, 1923, page 3, Thurs., August 18, 1932, page 3, Thurs., April 6, 1933, page 3; Lake City TRIBUNE, Thurs., June 12, 1947, page 7, Thurs., June 2, 1949, page 7; Gunnison NEWS-CHAMPION, Thurs., June 21, 1945, page 6, Thurs., April 6, 1955, page 1, Thurs.,

### 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, architecture

40. Period of significance: 1935 - 1953

41. Level of significance: National  State  Local

42. Statement of significance:

This cabin 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. It is a well-preserved representative of the Rustic style tourist cabin reflected in its small size, low pitched roof, log materials, stone fireplace chimney, multi-pane windows, and modest porch with pole balustrade. It is the most intact cabin remaining from the Seibert's Cabin/T Mountain View auto tourist camp.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this dwelling is intact, as evidenced by minimal alterations to its character-defining features.

### 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 28, frames 8-10, 14, 21, 22; Roll 32, frame 23A 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



TOWN LIMITS "T" MOUNTAIN VIEW ADDITION  
 DRAFT: JUNE 23, 2003 SCALE: 1" = 150'  
 Map prepared by: Mountain View Technical Services, Lake City, CO

5HN700

781 Wild Flower Road

(407) 886-3100

STYLE NO. 46-6P



