

- 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

Architectural Inventory Form

I. Identification

1. Resource number: 5HN68.159
2. Temporary resource number: 142
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Swank Cinder Block House
6. Current building name:
7. Building address: 217 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Willis and Laruth Mackey, 4718 West Country Club Drive, Stillwater OK 74074

II. Geographic Information

- County Property No.: R859
9. P.M. 6th Township 44N Range 4W SW4 of SE4 of SW4 of Section 34
 10. UTM reference
Zone 13 296740 mE 4211250 mN
 11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
 12. Block(s): 58 Lot(s): 8 Legal:
Addition: Year of Addition:
 13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 607 square feet
16. Number of stories: 1
17. External wall material(s): Cinder block
18. Roof configuration: Hipped
19. Roof material: Metal
20. Special features:
21. General architectural description:
Small, one-story, hipped-roof dwelling of rock-faced cinder block. Metal roof with exposed rafter ends. East elevation has off-center entrance with 4-lite, paneled door and small gable above entry. Windows are 6-lite with wood sills and functional shutters. Circa 2000 rear addition is hipped, with lower walls of rock-faced cinder block and upper walls of horizontal wood siding. Entrance has paneled and glazed door with gable above. No visible foundation.
22. Architectural style/Building type: No style
23. Landscaping or special setting:

24. Associated building, features or objects:
Shed, circa 1925
One-story, shed-roofed building at alley, roof and walls clad in corrugated metal.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1947 Source of info: Assessor's Appraisal Card, conversation with Celia Mae Swank, February 5, 2002.
26. Architect: None Source of info:
27. Builder/contractor: Joel F. Swank Source of info: Conversation with Celia Mae Swank, February 5, 2002.
28. Original owner: Joel F. Swank Source of info: Conversation with Celia Mae Swank, February 5, 2002.
29. Construction history (major additions, alterations, demolitions):
Rear addition built in 2002, re-using original cinder block combined with horizontal lapped wood siding.
30. Original location: Moved Date of move(s) _____

V. Historical Associations

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

Following demolition of the 1-1/2-story Titus House and failure of a planned town plaza park in 1931, 217 Gunnison remained vacant until 1947 when Joel F. Swank constructed this one-story cinder block residence. The gabled roof has exposed rafter ends and features a non-symmetrical front with front window and doorway, the latter sheltered by a pedimented, non-supported porch overhang.

As a contractor, Joel Swank's local building career began with log at the neighboring Town Square Cabins (219-231 Gunnison) in the 1930s and evolved to his trademark cinder block buildings starting in the 1940s and continuing through the 1950s with the Lone Pine Motel (230 Gunnison), together with side or rear additions to the Lake City Drug Building (307 Silver) and Avery Store (300 Third). Later in his building career, Swank switched to concrete block and simulated log (231 Henson) in the 1950s.

Swank's formula for cinder block construction involved three main ingredients: water and 50-cent bags of cement, together with a binder in the form of cinders which were gathered along the railroad right-of-way on Henson Street. Water, cement and cinders were mixed and poured into a 48-block metal mold. After curing 24 hours, the blocks were removed from the mold and the process repeated. Swank employed Freeman Warren "Bud" Stall, a former miner at the New Golconda Mine, to manufacture the blocks at a plant he set up in the old Pasttimes Building (125 Silver).

217 Silver was constructed at the time of the marriage of Joel Swank and Celia Mae (Rawson) Ewart, and the newlyweds lived in the home for the first two years of their marriage. The home at that time consisted of two bedrooms, and living room/kitchen. Unlike many Lake City homes of the era, it had interior plumbing utilizing a well on the property. The Swanks later rented the property, seasonal residents including Oklahomans Karl and Gladys Albert who bought the house in 1960. Other renters of the house were William Burke, and Pat and Jake Jacobs. According to the Alberts' son, J.L. Albert, his parents purchased price the house for \$2,500 and were given the opportunity to acquire the neighboring McClellan House (217 Gunnison) for an additional \$2,500. J.L. Albert sold the property to the current owner, Willis Mackey, in 1992.

36. Sources of information:
Conversations with Celia Mae Swank, February, 2002, and J.L. Albert, April, 2002; interview with Joel F. Swank, June, 1994; Gunnison NEWS-CHAMPION, Thurs., October 15, 1959.

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: 1947 - 1953
41. Level of significance: National State Local
42. Statement of significance:
This dwelling is an excellent example of the use of rock-faced concrete block materials. It is individually eligible for nomination to the National Register under the Multiple Property Submission for Ornamental Concrete Block Buildings in Colorado, 1900 to 1940. The house was constructed by local businessman and builder Joel F. Swank. Swank also operated the Lake City Hotel during the 1930s and 1940s, constructed the adjacent Town Square Cabins, and built the Lone Pine Motel on the opposite side of Gunnison Avenue.
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 14, frames 17A-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

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