

# Architectural Inventory Form

- 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: 5HN68.162
2. Temporary resource number: 145
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Town Square Cabins
6. Current building name:
7. Building address: 219 - 231 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Don and M. E. Prickett, c/o Christy Prickett, P.O. Box 1025 , Lake City CO 81235

## II. Geographic Information

County Property No.: R986

9. P.M. 6th Township 44N Range 4W SW4 of SE4 of SW4 of Section 34
10. UTM reference  
Zone 13 296740 mE 4211290 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 58 Lot(s): 1-7 Legal:  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 1155 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Log
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Chimney, dormer
21. General architectural description:  
1-1/2 story, front-gabled log dwelling serving as office and owner's residence. Metal roof; wood-shingled gable ends; small metalframe slider window in south gable end. Stone fireplace chimney on east elevation. Purlins that support upper-story are exposed on west and east elevations. Most windows are small 4-lites. Small, wood-shingled, gabled dormer on east roof slope. Shed-roofed section on rear is sided in manufactured log siding; has entrance in far right with paneled door and storm door
22. Architectural style/Building type: Rustic
23. Landscaping or special setting:  
Large corner property. Near Cabin 1 is hanging sign with "Town Square Cabins" suspended from structure of squared timbers.

24. Associated building, features or objects:

Cabin 1, 1939 "Skip Inn"

One-story, front-gabled log cabin. Metal roof; gable ends clad in wood shingles; scalloped trim on east gable edge. East elevation has small deck; solid door on far left; metalframe slider windows with decorative shutters, shallow wood-shingled fixed awning, and flower box. Other windows, small rectangular with metal frames. West elevation has off-center entrance with solid door. Log foundation.

Cabin 2, 1939 "Slip Inn"

One-story, front-gabled log cabin. Metal roof; gable ends clad in wood shingles; scalloped trim on gable edge. East elevation has small deck with railing; solid door on far left; paired woodframe windows with decorative shutters, shallow wood-shingled fixed awning, and flower box. Other windows, small rectangular with metal frames. West elevation has off-center entrance with solid door. Log foundation.

Cabin 3, 1939 "Drop Inn"

One-story, front-gabled log cabin. Metal roof; gable ends clad in wood shingles; scalloped trim on gable edge. East elevation has small deck; solid door on far left; paired woodframe windows with decorative shutters, shallow wood-shingled fixed awning, and flower box. Other windows, small rectangular with metal frames. West elevation has off-center entrance with solid door. Log foundation.

Pump house, 1939

One-story, side-gabled log cabin. Metal roof; gable end clad in wood shingles. Metalframe window in east elevation. North elevation has entrance on far right with paneled door. Log foundation.

Cabin 4, 1939 "Crawl Inn"

One-story, side-gabled log cabin. Metal roof; gable ends clad in wood shingles. North elevation has concrete stoop; paneled, 4-lite paneled door on far left with gabled stoop cover with scalloped trim on gable edge; 4/4 woodframe slider windows with decorative shutters with wolf cut-out pattern and flower box. Other windows, small rectangular with metal frames. Log foundation.

Cabin 5, 1939 "Crawl Inn"

One-story, front-gabled log cabin. Metal roof; gable ends clad in wood shingles; gable edge has scalloped trim. North elevation has concrete stoop; paneled, 4-lite door on far left; metalframe window with decorative shutters with antlered deer cut-out pattern and flower box. Other windows, small rectangular with metal frames. Log foundation.

Cabin 6, 1939 "Flop Inn"

One-story, front-gabled log cabin. Metal roof; gable ends clad in wood shingles; gable edge has scalloped trim. North elevation has concrete stoop; paneled, 4-lite door on far left; metalframe window with decorative shutters with bird cut-out pattern and flower box. Other windows, small rectangular with metal frames. Log foundation.

Cabin 7, 1939 "Walk Inn"

One-story, side-gabled log cabin. Metal roof; gable ends clad in wood shingles. East elevation has partial-width, shed-roofed porch with square wood posts; solid door on far left; metalframe window with decorative shutters with wolf cut-out pattern and flower box. Other windows, small rectangular with metal frames. Log foundation.

Cabin 8, 1939 "Run Inn"

One-story, side-gabled log cabin. Metal roof; gable ends clad in wood shingles. East elevation has partial-width, shed-roofed porch with square wood posts; solid door on far right; metalframe window with decorative shutters and flower box. Other windows, small rectangular with metal frames. Log foundation.

Shower house/laundry, 1939

One-story, front-gabled log cabin. Metal roof; scalloped trim on gable ends and gable edges. Windows, small rectangular, metal frame. South elevation has off-center entrance with storm door; and small deck. Log foundation.

Gas station/store, 1982

One-story, front-gabled building of milled log. Metal roof, gable end covered in hardboard. Off-center entrance has paneled and glazed door between wide, picture windows. Phone booth at northeast corner. Gas pumps and illuminated "Phillips 66" sign on center island. Entrance in south elevation.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1942 Source of info: Interview with Joel F. Swank, June, 1994.
26. Architect: None Source of info:
27. Builder/contractor: Joel F. Swank Source of info: Interview with Joel F. Swank, June, 1994.
28. Original owner: Joel F. Swank Source of info: Interview with Joel F. Swank, June, 1994.
29. Construction history (major additions, alterations, demolitions):  
Some woodframe windows have been replaced with metalframe windows, date unknown. Wood-shingled awnings over east-facing windows of Cabins 1, 2, and 3.
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

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

Lake City native Joel F. Swank (born 1913) was the original builder of this 10-unit tourist court which was begun in 1939. Swank owned it until 1946 when he completed service in World War II. The tourist court is located on the southwest corner of Gunnison and Third and consists of the 1-1/2 story log owner's house, completed by Swank in 1942, and an arrangement of eight gabled log rental cabins. A large "L"-shape rental cabin located at the rear of the corner lot adjoining the alley was built by Swank in 1946 and demolished in 1997.

Other ancillary structures within the court are a small "pump house" cabin, fronting Gunnison Avenue at the south end of the property, which housed the water well and pump servicing the resort, and a small centrally located log cabin which was a shower house and now serves as a laundry. The tourist court originally included a small one-story log garage and service station building on the corner of Gunnison and Third; this structure was moved off the property in the mid-1980s and replaced with the existing milled log office, gasoline service station and store. Each of the rental cabins has small signs over the door bearing their original creative names selected by Swank, Drop Inn, Fall Inn, Skip Inn, Walk Inn, Crawl Inn, Run Inn, Fall Inn and Slip Inn.

Joel Swank was an early Lake City businessman catering to the accommodation needs of the region's tourists. He and his mother, Elizabeth Ray, owned and operated Lake City Hotel and the Town Tavern in the Stone Bank Block (229-231 Silver) from 1937 until 1946. Based on first-hand experience, Swank was well aware of the steadily increasing tourist clientele and Lake City's limited tourist accommodations. In addition to his Lake City Hotel, he envisioned a centrally-located tourist court comparable to two earlier rental businesses, Liska's Cabins and Harvey Blackburn's Holiday Inn Cabins, both located south of Henson Creek in Foote & Richardson and Wade's Addition. He utilized a series of downtown lots which had been cleared of derelict late-19th Century buildings in 1931. The ground remained vacant until early 1939, however, when the Lake City news correspondent to the Gunnison NEWS-CHAMPION reported Swank "has started on the ten tourist cabins he expects to have completed by tourist season."

Cabins at Swank's Town Square Resort were constructed of logs cut at Penniston Park on Slumgullion Pass and skidded down using a 4-wheel drive Jeep rather than the traditional horse-drawn power. Swank's assistants on the Town Square building project included Celia Mae Ewart, later his wife, and local workmen Bob Williams and Lawrence Colopy. In addition to the logs, dimension lumber used for the floors and roofs of the cabins was also locally produced from Penniston Park logs which were milled at Swank's Henson Street property. The concept of building cabins specifically for the tourist trade was still a novelty to Lake City residents. "Oldtimers would ask me who I thought was going to rent those cabins to," Swank recalls. "To tourists," was his reply, "the doors and windows were hardly in, and I already had a good business."

The finished cabins rented for \$4 a night. Accommodations consisted of wood stoves in each cabin and a common water faucet for use of all the cabins. Shared toilet facilities were located in the central shower house, one side for women and the other side for men. Electricity was furnished by Swank's diesel power plant which also supplied power to Hoffman's Grocery, Andrik's Lake Garage, Lake City Hotel, and the Armory; power was turned on at about dusk and continued until around 9 p.m., according to Swank, the exception being on dance nights in the Armory when electricity was furnished late into the night. Swank's work on the Town Square was interrupted by military service in World War II. He returned home in 1945 and, unaware that inflation had vastly increased the value of his Lake City business properties, agreed to sell Hap Taylor both the Stone Bank Block and Town Square Cabins for \$17,000.

Town Square Cabins owners' subsequent to Swank include Hap Taylor, A.L. "Broadway" Jones, and Clifton Hines. More recent owners were Charles Knowles, Finis Fluker, Dan Plies and the current owners, Pat and Christy Prickett, who purchased the tourist court in 1993.

The location of Town Square Cabins was part of Lake City's central business district in the late 19th Century and was occupied by one and two-story false front buildings from 1877 when businessman H.L. Franklin completed a six-unit business block on Third Street, including the two-story corner building which became the LaVeta Hotel. Franklin's building, which became known as the Whitmore or LaVeta Block, housed a variety of Lake City businesses. Portions of the block were demolished in 1917 and the remainder dismantled in 1931 as part of a wide-ranging town plaza redevelopment.

Also torn down as part of the 1931 plaza project -- and located on the southern portion of the Town Square property -- was the Last Chance Livery, a single-story false-front building which was operated by John Addington in the late 1890s. The Last Chance building evolved into the automobile age with the installation of gasoline pumps by Ben Hunt in 1922. It was derelict by the time of demolition in 1931, the Lake City SILVER WORLD remarking "Thus another landmark passes... but such is life. Change and progress do not always go hand in hand but we believe these changes on Gunnison Avenue spell progress."

36. Sources of information:

Gunnison NEWS-CHAMPION, Thurs., February 2, 1939, page 3, Thurs., April 11, 1946, page 7; interview with Joel F. Swank, June, 1994, and March 29, 2003. Prior buildings: Lake City SILVER WORLD, Sat., February 17, 1877, page 3, Sat., May 26, 1877, page 3, Thurs., June 15, 1922, page 3, Thurs., August 20, 1931, page 3, Thurs., August 27, 1931, page 2, Thurs., October 8, 1931, page 2; Lake City TIMES, Thurs., May 28, 1896, 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: Entertainment and recreation, architecture

40. Period of significance: 1939 - 1953

41. Level of significance: National  State  Local

42. Statement of significance:

The Town Square Cabins are 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 property is a well-preserved representative of the Rustic style "tourist camp" cabins built in Lake City after World War II, as reflected in the cabins' small size, log materials, wood-shingled gable ends, decorative shutters with wildlife motif, flowerboxes, and modest porches. The cabins are arranged in the traditional courtyard configuration, with the shower house, now used as a laundry facility, in the center. The property is associated with Joel Swank, local businessman and builder, who operated the Lake City Hotel in the 1930s and 1940s and constructed the Lone Pine Motel complex across the street.

This property is eligible for listing in the State Register of Historic Places.

43. Assessment of historic physical integrity to significance:

With the exception of windows replaced on some of the cabins, the architectural integrity of these buildings are intact.

## 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 13, frames 23A-36A; Roll 15, frames 1A, 2A, 25A; Roll 31, frame 29A  
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

