

# 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: 5HN68.98
2. Temporary resource number: 63
3. County: Hinsdale
4. City: Lake City
5. Historic building name: H. A. Avery Store
6. Current building name:
7. Building address: 300 Third Street, Lake City, CO 81235
8. Owner name and address: Big Blue Culinaire, Ltd., P.O. Box 835 , Lake City CO 81235

## II. Geographic Information

County Property No.: R1210

9. P.M. 6th Township 44N Range 4W NW4 of SE4 of SW4 of Section 27
10. UTM reference  
Zone 13 296730 mE 4211360 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 55 Lot(s): 17-19 Legal: E 25' of 17-19, Block 55  
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

## III. Architectural Description

14. Building plan: Rectangular
15. Dimensons: 1875 square feet
16. Number of stories: 1, 1-1/2
17. External wall material(s): Stone
18. Roof configuration: Flat
19. Roof material: Asphalt
20. Special features: Decorative cornice
21. General architectural description:

One-story, shed-roofed masonry building with false front facade. Façade consists of four ashlar columns with square, molded capitals supporting an ashlar lintel extending across full width of façade, which supports a stone cornice. False front, added in 1998, has lapped siding and a modest, bracketed cornice; it conceals a slanted roof structure built to provide drainage for the formerly flat roof.

Central opening contains a recessed entrance with paired paneled and glazed doors and transom with canted corners; narrow fixed-lite windows on each sides. The openings flanking the entrance each contain three-lite window; upper lite is canted at upper corners. East elevation, facing alley, is stuccoed; has an entrance with a solid door at rear.

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

24. Associated building, features or objects:

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1881 Source of info: Lake City SILVER WORLD, Sat., September 25, 1880, page 3; Lake City MINING REGISTER, Fri., February 25, 1881, page 3.
26. Architect: Unknown Source of info:
27. Builder/contractor: Bauer & Schultz (George Conrad Bauer and Carl Schultz), Jack Wells Source of info: Lake City SILVER WORLD, Sat., September 25, 1880, page 3.
28. Original owner: Henry A. Avery Source of info: Lake City SILVER WORLD, Sat., September 25, 1880, page 3; Lake City MINING REGISTER, Fri., February 25, 1881, page 3.
29. Construction history (major additions, alterations, demolitions):  
Constructed 1880 - 1881. Façade covered in half logs in 1949 when building contained the Log Cabin Inn. Half logs removed and false front façade applied circa 1975 when the building housed the Pine Cone bar. The original stone façade restored circa 1995. Kitchen addition built on the rear circa 1995. Tax Assessor records.
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Specialty store
32. Intermediate use(s): Grocery store, department store, business office, post office, bar, restaurant
33. Current use(s): Restaurant
34. Site type(s):
35. Historical background:

Ohio native Henry Augustus Avery served as deputy postmaster at Pueblo, Colorado, prior to moving to Lake City in 1877 and opening a book and stationery business under the firm name Avery & Rice. The business built the frame false-front building at 227 Silver but in February, 1881, moved into this single-story stone building at 300 Third Street. Early in his Lake City business career, H.A. Avery was traditionally the active partner in businesses in which a silent partner provided expertise or funding, first with Rice and later with a Mr. Ingersoll. Ingersoll retired from the firm H.A. Avery & Co. in September, 1880, and was promptly replaced by John S. Hough. Hough remained a member of the firm until 1885, his contribution to the business consisting in part of the land on which the Avery Building at 300 Third Street was built.

Construction work on the building began in mid-summer, 1880, when the cellar excavation and foundation were completed. It was a busy time for construction on Third Street as two other large brick commercial structures -- the two-story Hough Block, 300 Silver, and Brockett Block (no longer extant, 301 Gunnison Avenue) -- were also being built in what was commonly referred to as the "Burnt District."

The Hough Block, owned by John S. Hough, occupied the front 100' feet of the Lots 17 and 18, Block 55, on the northeast corner of Silver and Third streets. This configuration allowed H.A. Avery, in partnership with Hough, to utilize the 25' at the back of the lots for his new stationery and book business building. Fronting on Third Street, the building extended northward along the alley for a total of 50'.

Contractors on the building also worked on the Hough and Brockett Blocks: Jack Wells was the stone mason cutting and fitting blocks of locally quarried sandstone for the walls and cut stone front. John J. Mayers set two plate glass windows, three panes each measuring approx. 6x6' connected with nickel-plated sash, on either side of massive double doors with two 2x6' plate-glass inserts. A transom over the doors was painted in gold leaf with the wording "H.A. Avery & Co." Mayers was also responsible for the paint, graining and wallpaper, all described in detail by the Lake City MINING REGISTER. Touring the 25x50 room, the newspaper reporter noted the height of the room to ceiling was 14'. "The walls and

ceiling are covered with the latest style paper, in imitation of fresco, and very costly. The walls are in gold and dark-colored flowers, capped with a rich border of flowers, divided by a heavy molding in ebony and gold; a very handsome frieze or rail border follows, the center of the ceiling being covered with a sold gold paper picked with olive. The room is lighted by three chandeliers."

Avery & Co.'s stock consisted of books, periodicals, stationery and notions. In November, 1882, the firm became Lake City's sole book and stationery store after acquiring the stock of the competing P.O. News Stand; the increased stock grew to include candies, confections and exotics such as fruits and nuts. The firm further expanded with the addition of jewelry, watch and clock repair, and engraving with the addition of a practical watchmaker, Fred Fairchild, as a partner. Avery & Co. & Fairchild ended their partnership in March, 1885. J.S. Hough retired from the firm in May, 1886.

H.A. Avery gradually reduced the extent of his inventory, selling off the confectionery and notion portion of the business to Mrs. W.W. Ferguson in 1888. By 1891 -- the year he moved to the Simmons brick building adjoining the Pueblo House on Silver Street -- Avery was advertising his services as a real estate and insurance agent. The Avery Building remained a prime downtown business location, however, and starting in 1892 was occupied as a meat market by W.S. Whinnery & Co. In partnership with Charles L. Sweet, the firm gradually expanded into a full-fledged general merchandise store with groceries and hardware. According to Whinnery, the impetus for the gradual expansion was the lack of a retail outlet for blasting powder when the Denver & Rio Grande Railroad began completing its railroad spur up the Lake Fork Valley to Lake City in 1889. Whinnery & Sweet disbanded in 1895 and early in the following year Whinnery & Co. relocated to the Brockett Block. The building was sporadically occupied in coming years, lessors including the Brown Grocery Co. in 1897, C.A. Watson shoe store and H.A. Avery law office after losing their Silver Street frame building to fire in 1901, and the offices of Lake City PHONOGRAPH newspaper, Walter Mendenhall, Editor, prior to the newspaper being absorbed by W.C. Blair's Lake City TIMES in 1912.

The Avery Building's 20th Century history is closely tied to the name Log Cabin Inn, one of two celebrated downtown bars which provided food and late-night entertainment for a majority of the century. In its Prohibition-era transformation, the Avery Building offered food, sodas and ice cream when it was owned by Clarence and Carolyn Wright through 1945. Clarence Wright served as Postmaster at the Lake City Post Office in the building from 1926 to 1935 when W.O. Snowden replaced him as postmaster. The Wrights christened the building the Log Cabin Inn and, with their son, Bill Wright, worked throughout the winter crafting rustic-style log chairs and tables.

The interior decor was further enhanced with booths covered by miniature log cabins which remained in place until 1952 when they were shipped to Canon City, Colorado, to serve as playhouses for the children of William Osborn. The Wrights sold the property to H.A. McCullough of Pueblo, Colorado, in 1945, and McCullough in turn sold the business to Jack Milner in 1946. Milner turned the Log Cabin into a lively bar and restaurant combination, engaging Joel F. Swank to construct a cinder block addition at the rear of the old building. The cut stone front of the building was altered in June, 1949, when it was covered with halved logs. The log facade remained after H.J. and Mary Walker purchased the building in 1960. In the 1970s the log façade was removed and replaced with a false-front frame facade; corresponding with the changed look, bar owner Claudia Kirby changed the name of the bar from Log Cabin to Pine Cone.

It was owned by William "Booey" Bolger in the 1980s and 90s, and acquired by Tom and Sandy Hardilek for the High Bridge Saloon in 1997. The Hardileks completely renovated the interior and exterior of the Avery Building, in the process removing the frame facade and restoring Avery's original cut stone front. In an effort to improve drainage, the roof of the building was recontoured to shed water into the alley, the increased roof pitch being camouflaged with a bracketed wooden facade extending above the original stonework. As part of the Hardilek renovation, the cinder block addition at the rear of the building was demolished and a new kitchen and bathroom addition built extending the roof line of the original back an additional 20' along the alley

36. Sources of information:

Lake City SILVER WORLD, Sat., September 25, 1880, page 3, Sat., November 11, 1882, page 3, Sat., March 28, 1885, page 4, Sat., May 8, 1886, page 3, Sat., March 17, 1888, page 3; Lake City MINING REGISTER, Fri., February 25, 1881, page 3; Lake City TIMES, Thurs., January 15, 1891, page 2, Thurs., March 17, 1892, page 3, Thurs., August 8, 1895, page 3, Thurs., December 9, 1897, page 3, Thurs., June 20, 1901, page 3, Thurs., March 2, 1911, page 3; Gunnison NEWS-CHAMPION, Thurs., November 10, 1938, page 8, Thurs., August 16, 1945, page 6, Thurs., August 23, 1945, page 6, Thurs., May 23, 1946, page 8, Thurs., June 30, 1949, page 7, Thurs., March 13, 1952, page 2, 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: Social history, architecture

40. Period of significance: 1880 -1904

41. Level of significance: National  State  Local

42. Statement of significance:

This building is associated with settlement and development of Lake City during the late 1800s mining era. It was built by influential local businessman, Henry A. Avery, who opened a book and stationery store when construction was completed. It was later occupied by a meat market, merchandise store, soda fountain, post office, Log Cabin Inn, and Pine Cone bar.

The building is distinguished by its masonry materials, stone support columns, and large display windows with beveled corners.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this building 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 10, frames 18A, 19A Negatives filed at: Lake City Town Hall

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

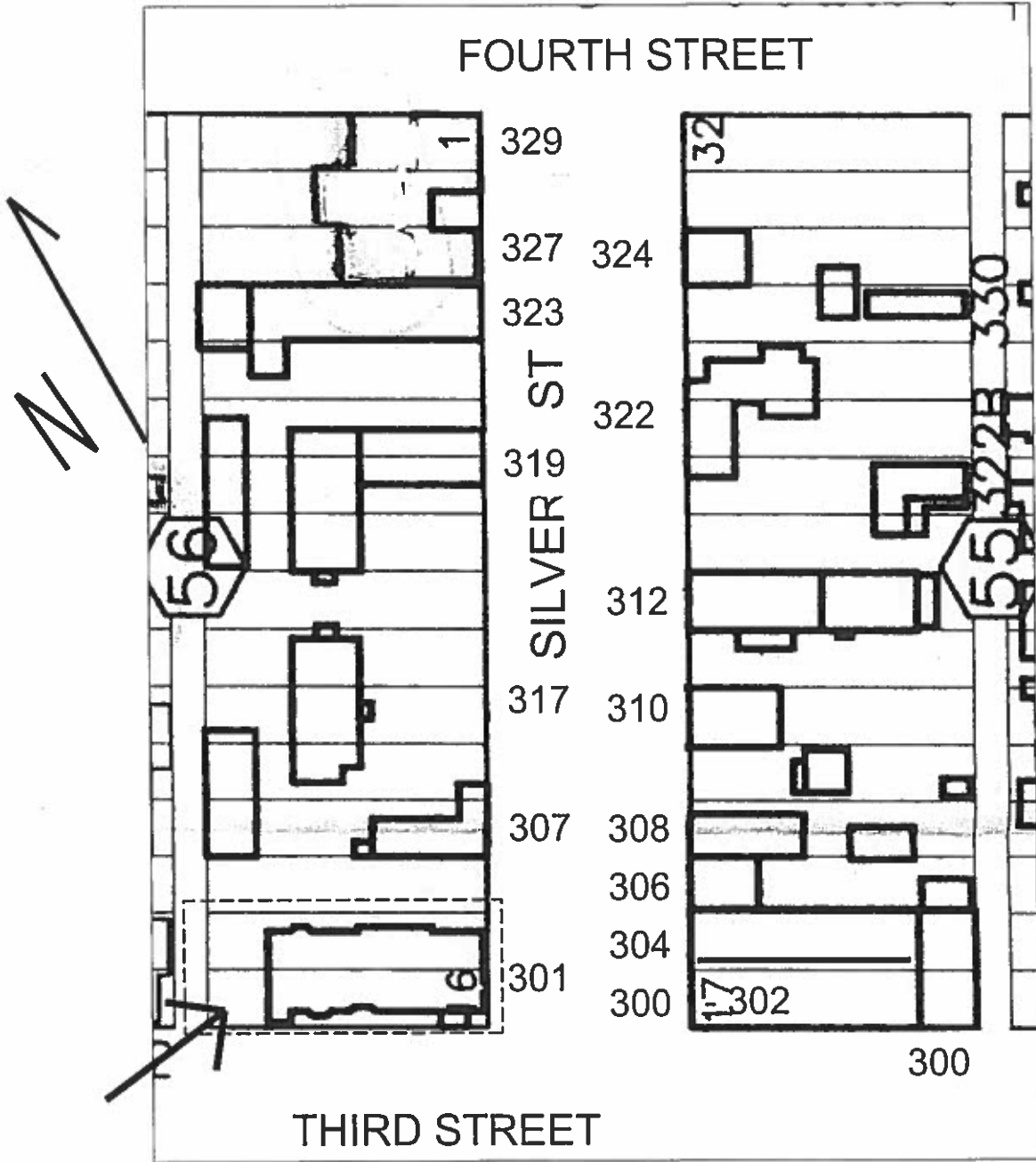
49. Date(s): September 2002 - June 2003

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



NOT TO SCALE

5HN68.98

300 Third Street