

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: 5HN68.179
2. Temporary resource number: 162
3. County: Hinsdale
4. City: Lake City
5. Historic building name: G & M Cabins
6. Current building name: G & M Condominiums
7. Building address: 331 Gunnison, cabin 14-15, Lake City, CO 81235
8. Owner name and address: Benjamin Hake, 407 North Biesecker Road, Thomasville PA 17364

II. Geographic Information

County Property No.: R2372, R2373

9. P.M. 6th Township 44N Range 4W SE4 of NE4 of SW4 of Section 34
10. UTM reference
Zone 13 296790 mE 4211420 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' 15'
12. Block(s): 55 Lot(s): Legal: Lots 3 & 4, footprint of cabin
Addition: Year of Addition:
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: L plan
15. Dimensions: 780 square feet
16. Number of stories: 1
17. External wall material(s): Log
18. Roof configuration: Front gabled
19. Roof material: Metal
20. Special features: Porch
21. General architectural description:
One-story, front-gabled, log dwelling. Metal roof. North and south elevations each have entrance with paneled and glazed door and screen door; gabled entry porch with log supports and concrete deck. Other windows are small 4-lite and 1/1 woodframe sliders. Concrete foundation.
22. Architectural style/Building type: Rustic
23. Landscaping or special setting:
The cabins are laid out in a courtyard arrangement with the shower house and children's playground in the center.

24. Associated building, features or objects:
This cabin is associated with the G&M Cabins tourist court.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: Circa Source of info: Lake City TRIBUNE, Thurs., October 2,
1948 1947, page 5
26. Architect: None Source of info:
27. Builder/contractor: Lawrence Colopy and Floyd Spurlin Source of info: Lake City TRIBUNE, Thurs., October 2,
1947, page 5
28. Original owner: Max Hersinger Source of info: Lake City TRIBUNE, Thurs., October 2,
1947, page 5
29. Construction history (major additions, alterations, demolitions):
Unaltered
30. Original location: Moved Date of move(s) _____

V. Historical Associations

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

G & M Cabins began in 1936 as the Grant or Occidental Cabins, a series of side-gable log and log-sided cabins with shed-roof porches which were aligned along the alley running north to south in Block 55. Six initial cabins were constructed in summer, 1936, by H.B. "Jimmy" Grant as a tourist court adjunct to Grant's better known accommodations, the Occidental Hotel and Pueblo House, two 1870s-era commercial buildings located across the alley to the west. Although Grant's Occidental Cabins survive today, the Occidental Hotel burned to the ground in December, 1944, and only the ground floor portion of the Pueblo House (312 Silver) is extant.

In its modern-day configuration, G & M Cabins consists of 15 separate buildings, seven of which -- five cabins (Cabins 1,2,3,4 and 6) aligned along the alley and two (Cabins 7 and 8) forming the south end of the tourist court -- were constructed by H.B. Grant in 1936 and 1937. Another alley cabin, Cabin 5, was also constructed by Grant in 1936 but was demolished c. 1985 and was replaced with a similar-size cabin sided with manufactured log. G & M Cabins was brought to its present appearance by H.B. Grant's successor, Max Hersinger, who completed the tourist court with the construction in 1947/48 of four side-gable log cabins (Cabins 9, 10, 11 and 12) aligned south to north along the front of the lots on Gunnison Avenue. Local building contractors Lawrence Colopy and Floyd Spurlin were employed by Hersinger to build the four log cabins, together with a log shower house located in the center of the tourist court, and gable-facing owner's cabin located at the southwest corner of Gunnison Avenue and Fourth Street.

The owner's residence doubled as office for the resort and included a full basement which was originally designed for use as a store selling fishing tackle, licenses, and limited groceries. In addition to the Grant and Hersinger cabins, shower house and owner's residence, the G & M Cabins complex consists of a duplex cabin (identified as units 14 and 15) located adjacent to the shower house in the central portion of the tourist court. The date of the duplex unit is not determined but is contemporary with the Hersinger cabins in the late 1940s. A shed-roof log wash house located west across the alley (G & M Cabins Utility Building, 330 Silver) is now separately owned.

H.B. "Jimmy" Grant, original owner of the Occidental Cabins, was an insurance executive from Woodward, Oklahoma, who relocated to Denver in 1940 and died pre-1962. He became acquainted with Lake City in the early 1930s and in 1936 acquired downtown business property in Block 55 from Patrick and Katherine McPolin. Property acquired from the McPolins included the historic Occidental Hotel (no longer extant, 330 Silver) and Pueblo House (ground floor only, 312 Silver), together with contiguous lots behind the hotels which fronted on Gunnison Avenue. Lots on Gunnison Avenue -- the future location of the Occidental Cabins/G & M Cabins -- included the site of the 2-1/2 story frame Hinsdale House Hotel

built by Otto Mears and associates in 1876 and which burned to the ground in 1901. Lots acquired by H.B. Grant also included the derelict Sickles Building, a two-story, 17-room lodging house which was built in 1876. The Sickles Building was demolished in February, 1936, to make room for a series of "cottages" which Grant intended to build.

In reporting the arrival of Mr. Grant and family from Oklahoma in May, 1937, Lake City SILVER WORLD reported he had "laid plans to establish a tourist cottage camp as an adjunct to the two hotels, and six cabins were erected last year. Some finishing work remains to be done on several of these which will be done at once and everything put in readiness for the opening of the trout-fishing year, May 25." A July, 1940, tourist supplement for the Gunnison NEWS-CHAMPION carried a advertisement with a depiction of a fisherman and the slogan "There's every reason why you will enjoy The Occidental Hotel and Cabins. H.B. "Jimmie" Grant, Lake City, Colo."

Grant sold his Lake City properties shortly after the December, 1944, fire which destroyed the Occidental Hotel. The Occidental Cabins and adjoining property was sold to H. McCulloch and J. Milner in August, 1945, and resold to two brothers from Pueblo, Colorado, Max Hersinger and Glenn Hersinger, in February, 1946. Max Hersinger (1904-1981) was soon sole owner of the business, although the tourist court's rechristened name, G & M Cabins, reflects the first initials of the two brothers, Glenn and Max. Hersinger contracted with Colopy and Spurlin to build four additional tourist cabins, shower house, and house-office building in late September, 1947. In an interview with Hersinger prior to his death in 1981, he noted that it was fishing that initially drew him to Lake City from his job with Colorado Fuel & Iron Co. in Pueblo, Colorado. According to Hersinger, the fish at that time "were so plentiful you couldn't give them away." Hersinger recalled he acquired nine cabins built by Jimmy Grant and proceeded to construct six additional cabins.

The cabins were fully furnished and rented for \$4 per day. Hersinger gradually installed plumbing in the older cabins and arranged for electricity furnished by Rhode and Athey at the neighboring power plant. Power was furnished to the cabins two times a day, from 10 a.m. to noon and 6 to 8 p.m., after which the Hersingers and guests resorted to kerosene lamps. Gemma Evans, a Fort Worth, Texas, summer visitors, began staying at Hersinger's G & M Cabins in 1954. In a February, 2003, interview, Mrs. Evans recalled she always rented one of the more modern cabins with bathroom and four-burner gas cooking range. Some of the older cabins at the G & M, according to Mrs. Evans, offered more basic amenities, including water buckets with dippers. She went on to recall that Max Hersinger's store in the basement of his home was "his kingdom." She stated the store didn't stock "much of anything," corn meal and fishing tackle being two of her recollections.

Max Hersinger sold G & M Cabins to Dr. Basil Johns in 1967; subsequent owners of the resort were Vance and Louise Vermillion (1977), Mike Krezenski, Annette and Wayland Moody (1980), Jeff Heaton (1990), and Annette Anthony and Jim Baker before sale to Andy Sansom of Austin, Texas. Sansom developed the property as cabin condominiums, allowing sale of individual cabins with covenants preserving the historic appearance of the tourist court.

36. Sources of information:

Lake City SILVER WORLD, Thurs., May 6, 1937, page 1, Friday, September 26, 1980, page 3, Friday, June 5, 1981, page 4, Friday, February 16, 1990, page 3, Friday, April 30, 1999; Lake City TRIBUNE, Thurs., October 2, 1947, page 5; Gunnison NEWS-CHAMPION, Thurs., February 27, 1936, page 8, Thurs., July 11, 1940, Thurs., January 4, 1945, page 6, Thurs., August 23, 1945, page 6, Thurs., February 21, 1946, page 7; telephone conversations with Wayland Moody and Gemma Evans, Fort Worth, Texas, February 16, 2003

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: 1947 - 1953

41. Level of significance: National State Local

42. Statement of significance:

This duplex 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 as reflected in its small size, gabled roof, log materials, and gabled entry porches.

43. Assessment of historic physical integrity to significance:

The architectural integrity of this cabin 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 16, frames 11, 12 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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