

# 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: 5HN68.130
2. Temporary resource number: 105
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Lake Fork Cabins
6. Current building name: Alpine Village
7. Building address: 627 Silver Street, Lake City, CO 81235
8. Owner name and address: Curtis Coates, 405 Green River Trail, Fort Worth TX 76103

### II. Geographic Information

County Property No.: R923

9. P.M. 6th Township 44N Range 4W SE4 of NE4 of NW4 of SW4 of Section 27
10. UTM reference  
Zone 13 296860 mE 4211880 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_\_\_ 15'
12. Block(s): 25 Lot(s): 1-6 Legal:  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 1100 square feet
16. Number of stories: 1
17. External wall material(s): Log
18. Roof configuration: Side gabled
19. Roof material: Composition
20. Special features:
21. General architectural description:  
Office  
One-story, side-gabled log dwelling painted reddish-brown with log butts painted white. Composition roofing. Façade has picture window, off-center entrance with shallow shed-roofed stoop cover, solid door and metal storm, flanked by two narrow fixed lites. No visible foundation.
22. Architectural style/Building type: Rustic
23. Landscaping or special setting:  
Yard enclosed in split-rail fence along street edge. Illuminated "Alpine Village" sign suspended from wood structure consisting of two upright poles and a lintel.
24. Associated building, features or objects:  
Cabin 1, 1947  
One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in west roof slope. Logs are painted red-brown and log butts painted white. Façade has picture window; off-center entrance with shallow shed-roofed stoop cover that shelters a paneled and glazed door and screen storm; small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 2, 1947

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in north roof slope. Logs are painted red-brown and log butts painted white. Façade has picture window; off-center entrance with shallow shed-roofed stoop cover that shelters a paneled and glazed door and screen storm; small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 3, 1947

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in north roof slope. Logs are painted red-brown and log butts painted white. Gabled stoop cover has exposed purlins, is supported by diagonal brace; it shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 4, 1947

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in north roof slope. Logs are painted red-brown and log butts painted white. Gabled stoop cover has exposed purlins, is supported by diagonal brace; it shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 5, 1947

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in west roof slope. Logs are painted red-brown and log butts painted white. Gabled stoop cover has exposed purlins, is supported by diagonal brace; it shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 6, 1947

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in west roof slope. Logs are painted red-brown and log butts painted white. Gabled stoop cover has exposed purlins, is supported by diagonal brace; it shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 7, 1948

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in west roof slope. Logs are painted red-brown and log butts painted white. Gabled stoop cover has exposed purlins, is supported by diagonal brace; it shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1 window. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 8, 1948

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in south roof slope. Logs are painted red-brown and log butts painted white. Gabled stoop cover has exposed purlins, is supported by diagonal brace; it shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 9, 1948

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in south roof slope. Logs are painted red-brown and log butts painted white. Shallow, shed-roofed stoop cover shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1. Side and rear windows are anodized metalframe 1/1 sliders. No visible foundation.

#### Cabin 10, 1948

One-story, side-gabled log cabin. Composition roofing; exposed purlins in gable ends. Brick chimney in south roof slope. Logs are painted red-brown and log butts painted white. Shallow, shed-roofed stoop cover shelters a glazed and paneled door and screen door. Façade has picture window and small 1-over-1. Side and rear windows are anodized metalframe 1/1 sliders. Concrete foundation.

#### Cabin 11, 1948

One-story, side-gabled log cabin built in two sections. Composition roofing; exposed purlins in gable ends. Brick chimney in west roof slope. Logs are painted red-brown and log butts painted white. Entrance on far

Brick chimney in west roof slope. Logs are painted red-brown and log butts painted white. Entrance on far left of east elevation has a glazed and paneled door and screen door. Windows are anodized metalframe 1/1 sliders. North gable wall has an entrance with solid door and two sliders. Concrete foundation.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1947 Source of info: Lake City TRIBUNE, Thurs., September 18, 1947, page 1; Gunnison NEWS-CHAMPION, Thurs., December 16, 1948, "Lake City News," page 13.
26. Architect: None Source of info:
27. Builder/contractor: Clarence E. Wright and William C. Wright Source of info: Lake City TRIBUNE
28. Original owner: Austin Houghton and Emory Begley Source of info: Gunnison NEWS-CHAMPION
29. Construction history (major additions, alterations, demolitions):  
Cabins built from 1947 through 1949. Fireplaces removed from cabins circa 1990; brick chimneys remain. (source: Tax Assessor Appraisal Card) Windows replaced with anodized metalframe sliders ca 1990.
30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

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

Denver businessmen Austin Houghton and Emory Begley began acquiring vacant lots in the northern portion of Lake City in the mid-1940s, eventually jointly owning a majority of the lots in Blocks 24 and 25 between Silver and Bluff Streets. Much of the land was acquired through public sale, Hinsdale County Commissioners agreeing to sell Houghton and Begley Lots 17-32, Block 25, for \$231.67 in July, 1947. The lots on the northern end of Silver Street were historically of a marshy nature and in the early years of the 20th century were used to pasture a herd of dairy cattle owned by Willis Williams (residence across the street, 618 Silver Street).

Better drainage techniques and increased automobile mobility by tourists in the years immediately following World War II made the former pasture land ideal for construction of a tourist auto court. "Auto camps" such as the cabins constructed by Houghton and Begley were the preferred mode of tourist accommodation in the 1940s, a 1941 state highway department survey of Colorado motor tourists indicating 53.4 percent utilized auto camps compared to 17.2 percent using hotels, 1.2 percent who camped out, and a mere 0.8 percent who spent their vacations at dude ranches.

Prior to 1947, Austin Houghton and Emory Begley had based their Lake City summer vacations at the Town Square Cabins and selected a similar motor court design for their envisioned "Lake Fork Cabins" on Lots 1-6, Block 25. The court was built in two stages with the first six single story log cabins constructed September, 1947, through July, 1948, and six additional cabins in the complex begun in December, 1948, and completed in time for the 1949 tourist season.

As extant, the motor court consists of three side-gabled cabins fronting Silver Street identified north to south as Cabin 1, the owner's residence/office, and Cabin 10; in the center of the court, immediately behind the owner's residence/office, is a rental structure identified as Cabin 11 which was originally constructed to enclose public bathrooms for men and women, showers, and a laundry area. Buildings outlining the perimeter of the court, clockwise from Cabin 10, consist of Cabins 9, 8, 7, 6, 5, 4, 3, 2, and 1. The owner's residence and Cabin 11 are the largest buildings in the complex, the former with a native rock fireplace on the north end; small brick chimneys are extant on Cabins 1, 2, 3, 4, 5, 6, 7, and 8, and Cabins 3, 4, 5, 6, 7, and 8 have knee-braced gabled porches.

Father and son partnership Clarence E. Wright and William C. Wright were given the contract in

September, 1947, to provide logs for the first six cabins constructed at the site. The logs were harvested on Slumgullion Pass and milled locally. The Wrights were assisted on the project by George Griffiths, Bud Stall and John Adams, the gabled log buildings being assembled on cement foundations. In June, 1948, it was reported "The busiest place in town right now is down at the Lake Fork Cabins, as the resort under construction by Austin Houghton and Emory Begley will be known. There are four different crews working, pouring cement for the floors, building partitions, building fireplace, and spraying the logs. Six cabins are about complete and six more will be built later." Work on the initial six Lake Fork Cabins was completed by July and it was reported late in the month all cabins were rented. Houghton and Begley were evidently pleased with the business operation and in October, 1948, arranged with local contractors Lawrence Colopy and Floyd Spurlin to begin work on the foundations for six additional cabins. The later phase cabins are identical to the earlier buildings and are built with locally milled logs.

Houghton and Begley's Lake Fork Cabins were promoted in a May, 1952, tourist publication as being located on Silver Street, just north of Lake City. Rates were \$4 and up for 10 semi-modern, light housekeeping cabins. It was noted the cabins were ideally situated for hunting, fishing and sightseeing. Ownership of Lake Fork Cabins briefly transferred to a Del Rio, Texas, oil man, Scott Roberts, and his wife, Mary Luella Roberts, in 1960. In 1961 the Roberts arranged to sell Lake Fork Cabins to R.D. and Christine O. Tucker, Midland, Texas, who promoted the rustic cabin rentals under the slogan "If you're Tuckered out, stay at the Tucker Inn!"

The sales arrangement between the Roberts and Tuckers did not culminate and Scott Roberts was still listed as the property's owner prior to its sale to Melvin and Wilma Hines, Olton, Texas, in 1966. The Hines advertised "rustic modern cabins with kitchenettes complete. Reasonable rates. You'll like our hospitality." Mr. Hines, whose brother, Clifton Hines, owned the Town Square Cabins on Gunnison Avenue, continued to rent the cabins until 1971 when the resort was sold to the current owners, Curtis and Fray Coates, of Fort Worth, Texas. It was apparently during the Hines' ownership in the 1960s that the name of the tourist court was changed to its present name, Alpine Village. According to Mr. Coates, modern propane heating and kitchen ranges, together with bathrooms in each of the cabins, had been added by the time he acquired the resort. Plumbing was dependent on wells on the property and three underground septic tanks prior to the creation of Lake City Water & Sanitation District in 1967. Overnight rates had increased to \$8 per night by 1971 and, according to Mr. Coates, were increased to \$12 per night by 1975

36. Sources of information:

Telephone interview with Curtis Coates, Fort Worth, Texas, January 2, 2003; Hinsdale County Tax Rolls, 1955-1969; "Tourist Accommodation Guide to the Beautiful Lake City Area of Colorado," Hinsdale County Chamber of Commerce, 1964; "Lake City Visitors' Information Guide to the San Juan-Lake Fork Area of Colorado," Hinsdale County Chamber of Commerce, 1967; Lake City TRIBUNE, Thurs., July 17, 1947, page 1, September 18, 1947, page 1, and October 16, 1947, page 5; Gunnison NEWS-CHAMPION, Thurs., December 4, 1941, page 8, July 8, 1948, page 2, July 29, 1948, page 11, October 14, 1948, page 4, December 16, 1948, page 13, May 8, 1952, page 10, July 6, 1961, page 1.

## 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
40. Period of significance: 1947 - 1953
41. Level of significance: National  State  Local
42. Statement of significance:  
This property 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 type of tourist cabins built during the 1930s, 1940s, and 1950s as reflected in the cabins' small size, log materials, purlins, and knee-braced gabled entry porches. It possesses standard the courtyard arrangement with cabins arranged in a square around a central building containing showers, bathrooms, and laundry (now Cabin #11). It is the most intact auto court in Lake City.
43. Assessment of historic physical integrity to significance:  
The architectural integrity of the cabins is intact, as evidenced by minimal alterations to their character-defining features.

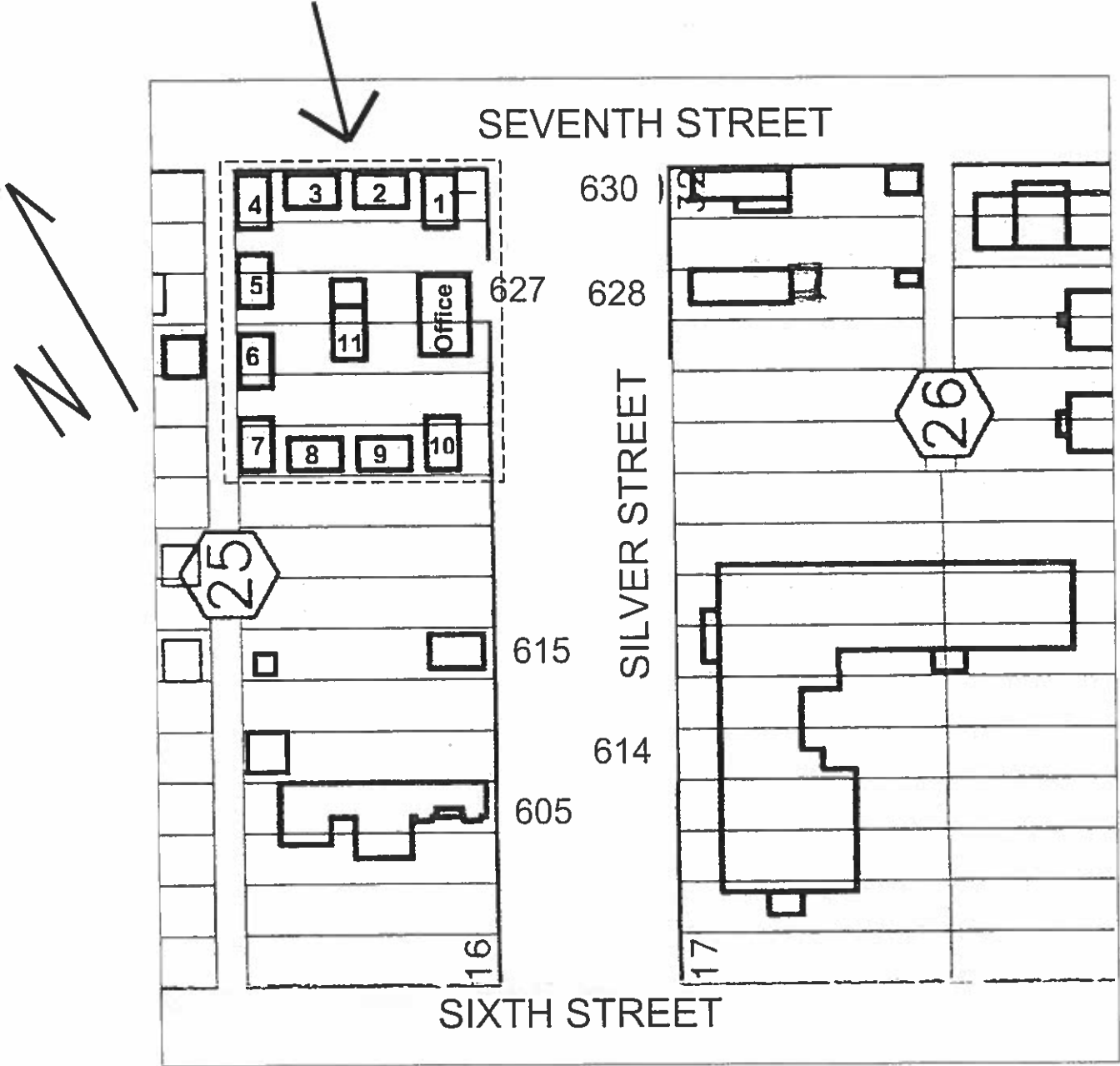
## VII. National Register Eligibility Assessment

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 4, frames 14A-23A, 25A; Roll 5, frames 30A-36A; Roll 6, frames 1, 2; Roll 29, frames 23-24 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

5HN68.130

627 Silver Street