

Official Eligibility Determination
(for OAHF use only)

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: 5HN68.74
2. Temporary resource number: 26
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Matterhorn Motel
6. Current building name: Matterhorn Motel
7. Building address: 409 Bluff Street, Lake City, CO 81235
8. Owner name and address: Matterhorn Mountain Motel, LLC, P.O. Box 603 , Lake City CO 81235

II. Geographic Information

County Property No.: R1132

9. P.M. 6th Township 44N Range 4W SW4 of SE4 of NW4 of SW4 of Section 27
10. UTM reference
Zone 13 296670 mE 4211620 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
12. Block(s): 0 Lot(s): 1-12 Legal:
Addition: Casco Addition Year of Addition: 1877
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 1948 square feet
16. Number of stories: 2
17. External wall material(s): Asbestos
18. Roof configuration: Side gabled
19. Roof material: Metal
20. Special features: Porch, balcony, decorative shingles
21. General architectural description:

Two-story, side-gabled frame building. Metal roof has "Matterhorn Motel" neon sign mounted on roof ridge. Walls are clad in asbestos shingles with fish scale shingles on lower wall of first story. Façade has gabled balcony-porch with shingled gable end and plain wooden balusters. Balcony entrance is centered, contains paneled door; entrance in first story is off-center with a paneled door. Windows are large sliders - woodframe on first story and metalframe on second story.

Small, one-story, gabled section on southwest corner with walls clad in asbestos-shingle. West elevation has a gabled, second-story entry porch accessed by wood stairs and sheltering a paneled door. Concrete foundation.

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

24. Associated building, features or objects:

Motel rooms, 1948
3446 square feet.

Long, narrow, one-story, side-gabled section contains 12 motel units. Walls are clad in asbestos shingles. Six gabled entry porches have turned wood posts and gable ends covered in fish scale shingles. Each porch shelters two entrances, each with a paneled door. Each unit has a metal-frame slider window. Windows and doors have 1997 triangular pediment. Concrete foundation.

Unit 13, circa 1910
412.5 square feet

One-story, hipped-roof frame dwelling with metal roof. Walls are clad in shiplap siding. Half-hipped porch is supported by logs. Centered entrance has paneled door and screen door, flanked by 9-lite windows. Second entrance on north elevation has shed-roofed stoop cover above an entrance with a paneled and glazed door and a screen door. Concrete foundation. Moved to this location in 1993 from the Iron Kettle cabins at 201 Gunnison Avenue.

Unit 14, circa 1935
400 square feet

Side-gabled frame dwelling with metal roof. Walls clad in shiplap siding. Concrete foundation. Shed-roofed porch has square wood posts, shelters a window and an off-center entrance with solid door. Moved to this location in 1993 from the Iron Kettle cabins at 201 Gunnison Avenue.

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1949 Source of info: Gunnison NEWS-CHAMPION, April 28, 1949

26. Architect: None Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: George Edwards Source of info: Gunnison NEWS-CHAMPION

29. Construction history (major additions, alterations, demolitions):

Second story windows were replaced with metal-frame windows, circa 1997. On motel units, triangular window pediments, porch shingles, and turned porch posts were added 1997. Propanel roof. Two buildings were moved to the property.

30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Hotel

32. Intermediate use(s):

33. Current use(s): Hotel

34. Site type(s):

35. Historical background:

George Edwards (1901-1981) and other newly arrived post-World War II businessmen took part in what was referred to as the "Revolt of the 1940s" in which long-time Lake City local residents were displaced by new investors. Edwards consolidated a series of lots in Casco Addition on the west side of Bluff Street between Fourth and Fifth streets, and in early 1949 began construction of the 18-unit Matterhorn Motel. Work on the business progressed rapidly and it opened on July 1, 1949.

The property consisted of a two-story building with two-story balcony on the south end containing office and motel rooms which were rented at \$5 per day, with daily maid service. The adjacent single-story tourist court units, each sharing a gabled porch entrance, included bedroom and kitchenettes renting for \$7.50 for four people, although maid service was not provided. Innovative features in the tourist apartments included Armstrong Tile floors, propane wall heaters, private showers and baths, flush toilets, and hot and cold running water. All units were advertised as "fire-proof" and the kitchenettes boasted such rare Lake City amenities as electric refrigerators and propane cook stoves, together with steel venetian blinds, metal dinette sets, and light wood furniture in western motif. Although pets were not allowed, advertising for the motel stressed it was located a mere two blocks from the center of Lake City

and within easy walking distance of fishing streams.

George Edwards at first favored demolishing the neighboring Baptist Church to provide additional room for his motel, but later changed his mind and paid off the mortgage on the church building in return for permission to use the building to project movies for his guests two evenings a week.

In addition to operating the Matterhorn Motel, George Edwards served at different times as chairman of the Hinsdale County Board of Commissioners and Mayor of Lake City, and was chairman of the newly formed Hinsdale County Chamber of Commerce in 1951. He and other businessmen convinced the state to pave State Highway 149 between Gunnison and Lake City, and induced the Rural Electric Association to furnish a dependable source of power by building electric lines up the Lake Fork Valley to Lake City.

Edwards sold the Matterhorn Motel in 1958; subsequent owners were Doyle Baumberger, Melvin Schell, and Bennie Jacobs. Bill St. James acquired the property in 1997 and completed a thorough renovation, including the addition of turned porch columns and decorative wooden shingles, prior to sale of the property to the current owners, David and Karen Mourhess, in 2000. The roof of the two-story owners/office unit of the motel is the base for a free-standing metal sign with letters outlining the words "MATTERHORN MOTEL" dating from circa 1950.

Units 13 and 14, at the north end of the Matterhorn Motel, were moved to the site in 1993 from the Iron Kettle Cabins, 201 Gunnison Avenues. These two cabins were located on the rear of the Iron Kettle lots and dated to the 1930s when they were part of the a tourist rental court known as Grandon Cabins. Unit 14 is a 1930s-era cabin built for the Grandon resort by Vernie Ramsey. Unit 13, also from the old Grandon Cabins, is of older vintage and dates to perhaps 1900 when it was occupied by Lake City midwife Sarah (McGaffin) Madison.

36. Sources of information:

Gunnison NEWS-CHAMPION, October 14, 1948, page 4, April 28, 1949, page 7, and June 2, 1949, page 2, April 20, 1950, page 2, February 27, 1958, page 1, April 21, 1960, page 7; Gunnison NEWS-CHAMPION Vacationland Guide, o April 27, 1950, page 4, and May 8, 1952, page 10; SILVER WORLD, October 2, 1981, page 3; TINY HINSDALE OF THE SILVERY SAN JUAN, Carolyn and Clarence Wright, Big Mountain Press: Denver, 1964, page 17.

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, entertainment and recreation, architecture
40. Period of significance: 1949 -1953
41. Level of significance: National State Local
42. Statement of significance:
This motel 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 representative of the type of accommodation built after World War II, signaling the post-war trend in visitor lodgings that provided the convenience of private bathrooms and maid service. It is the first motel built in Lake City.
43. Assessment of historic physical integrity to significance:
Although slightly altered, the motel still retains its original size, form, window and door openings, and exterior materials.

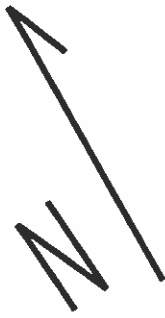
VII. National Register Eligibility Assessment

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)

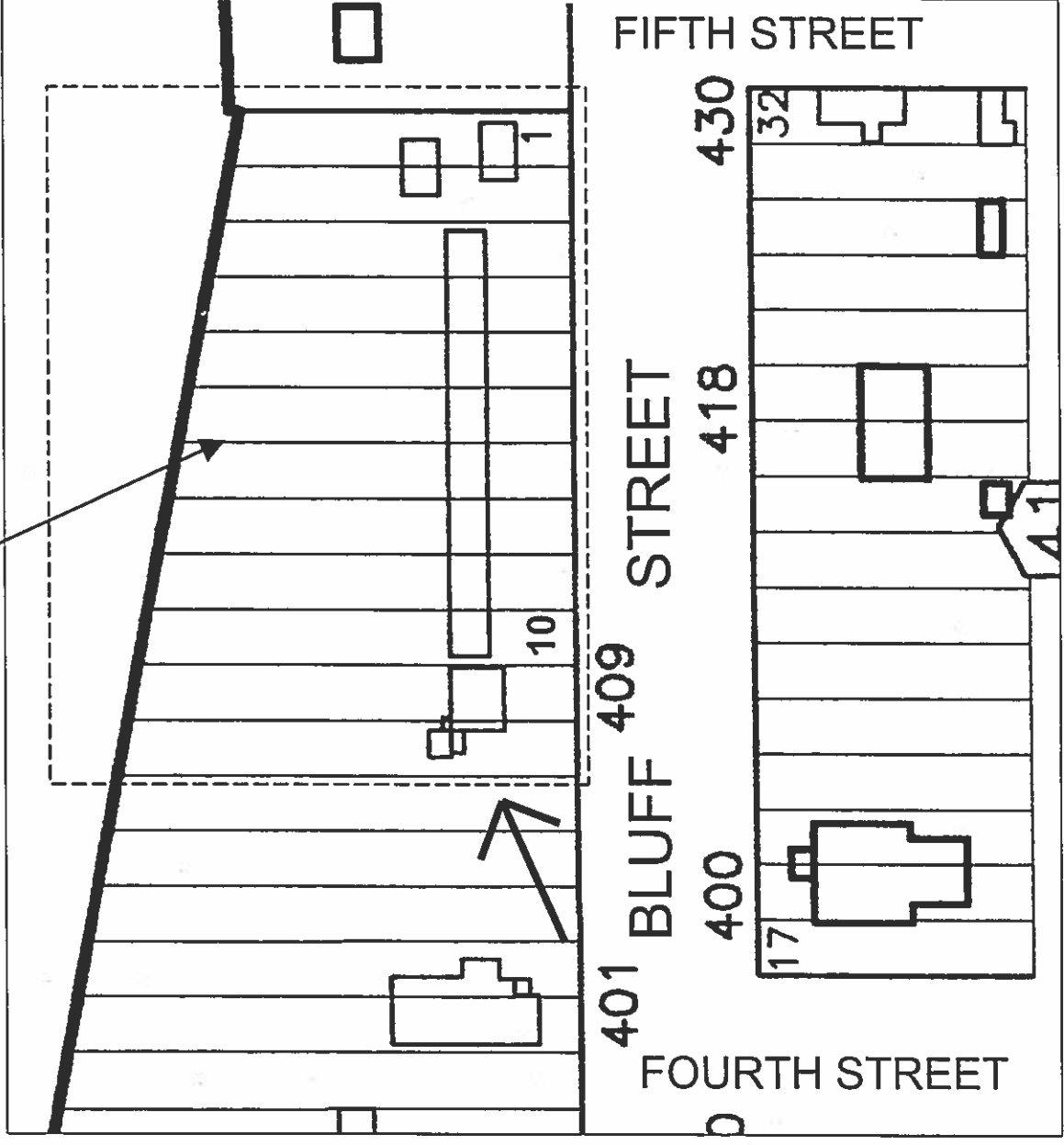
VIII. Recording Information

47. Photograph numbers: Roll 4, frames 2A – 4A, 6A; Roll 6, frame 8; Roll 8, frames 33-35 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. Recordors 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



CASCO ADDITION



NOT TO SCALE