

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

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I. Identification

1. Resource number: 5HN68.114
2. Temporary resource number: 84
3. County: Hinsdale
4. City: Lake City
5. Historic building name: ~~Cummings Cabin~~ Sullivan Cabin
6. Current building name: Cummings Cabin
7. Building address: 417 Silver Street, Lake City, CO 81235
8. Owner name and address: Childs and Magouirk Cummings, 7704 Cervin Drive, Amarillo TX 79121

II. Geographic Information

- County Property No.: R939
9. P.M. 6th NM Township 44N Range 4W NW4 of NE4 of SW4 of SW4 of Section 27
 10. UTM reference
Zone 13 296740⁵² mE 4211560⁷⁷ mN
 11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' ___ 15'
 12. Block(s): 41 Lot(s): 7-10 Legal:
Addition: Year of Addition:
 13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 747 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, chimney
21. General architectural description:
One-story, broad, front-gabled log dwelling with saddle notching. Metal roof. Façade has partial-width, shed-roofed porch supported by square posts with diagonal braces, pole balusters. The porch shelters two centered entrances with doors of vertical board, flanked by horizontal windows. South elevation has door and two window openings. Window and door openings have board coverings. Stone chimney in north roof slope. Signs read "Ernie's Place" and "Pride of the Plains." Foundation not visible.
22. Architectural style/Building type: Rustic
23. Landscaping or special setting:
Stone path leads from Silver Street to the front porch

24. Associated building, features or objects:

IV. Architectural History

25. Date of construction Estimate: _____ Actual: 1947 Source of info: Lake City TRIBUNE, Thurs., May 29, 1947, page 3
26. Architect: Unknown Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: W.J. Sullivan and Homer Dixon Source of info: Lake City TRIBUNE
29. Construction history (major additions, alterations, demolitions):
Unaltered
30. Original location: Moved Date of move(s) _____

V. Historical Associations

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

The Sullivan-Cummings Cabin is a single-story, front-gable log home built in the rustic style with a shed roof front porch. The cabin is a second generation building at this site and amply illustrates the architectural evolution as late 19th Century buildings were replaced by seasonal buildings by out-of-state residents, primarily Oklahoma and Texas, who were intent on spending a portion of the summer in Lake City. Building materials remained in short supply in the post-Depression, World War II economy, and in this instance a building crew was brought in from Guymon, Oklahoma, utilizing locally milled logs.

The original house at this site dated from the late 1870s and was contemporary with the surrounding neighborhood of small and mid-size frame residences occupied by local businessmen. The original two-story board and batten structure burned in a late April, 1946, fire which also destroyed two other 19th Century frame residences to the immediate south.

The original house was owned by Texas residents R.E. and Bessie Anthony at the time of the fire, and the following year they sold the vacant lots to two businessmen from Guymon, Oklahoma, W.J. Sullivan and Homer Dixon. Four carpenters were brought in from Guymon on what was termed a "rush job" constructing the single-story duplex cabin. The cabin and lots were acquired by Sullivan's nephew, Grady Ernest Cummings, and two other Stratford, Texas, businessmen, C.C. Plunk and A.C. Pittman, in 1959, and the property remains in the Cummings family as of 2003. Ernest Cummings and his wife, Nola, began vacationing in Lake City in 1938, first staying for a couple weeks each summer at one of Blackburn's Holiday Inn cabins in Wade's Addition.

They wished to expand the length and frequency of their visits, however, and acquired the Sullivan cabin for this purpose. Even prior to implementing modern irrigation techniques at their Stratford farm, the Cummings were able to visit Lake City as many as three times each summer. Between 1938 and Mr. Cummings' death in 1998, the couple missed coming to Lake City only two years during World War II because they were unable to obtain automobile tires or gasoline. As an example of summer residents' dedication to spending summers in Lake City, fourth generation members of the Cummings family spend a portion of each year in their "Pride of the Plains" cabin which the family has owned for nearly 50 years.

36. Sources of information:

Gunnison NEWS-CHAMPION, Thurs., May 2, 1946, page 7; Lake City TRIBUNE, Thurs., May 29, 1947, page 8; letters from Ernest and Nola Cummings and Wayne MaGouirk to Grant Houston, August, 1991, and February, 1998.

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 residence 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, reflected in its small size, low pitched roof, log materials, stone fireplace chimney, modest porch, and functional shutters.
43. Assessment of historic physical integrity to significance:
The architectural integrity of this dwelling is intact, as evidenced by minimal alterations to its character-defining features.

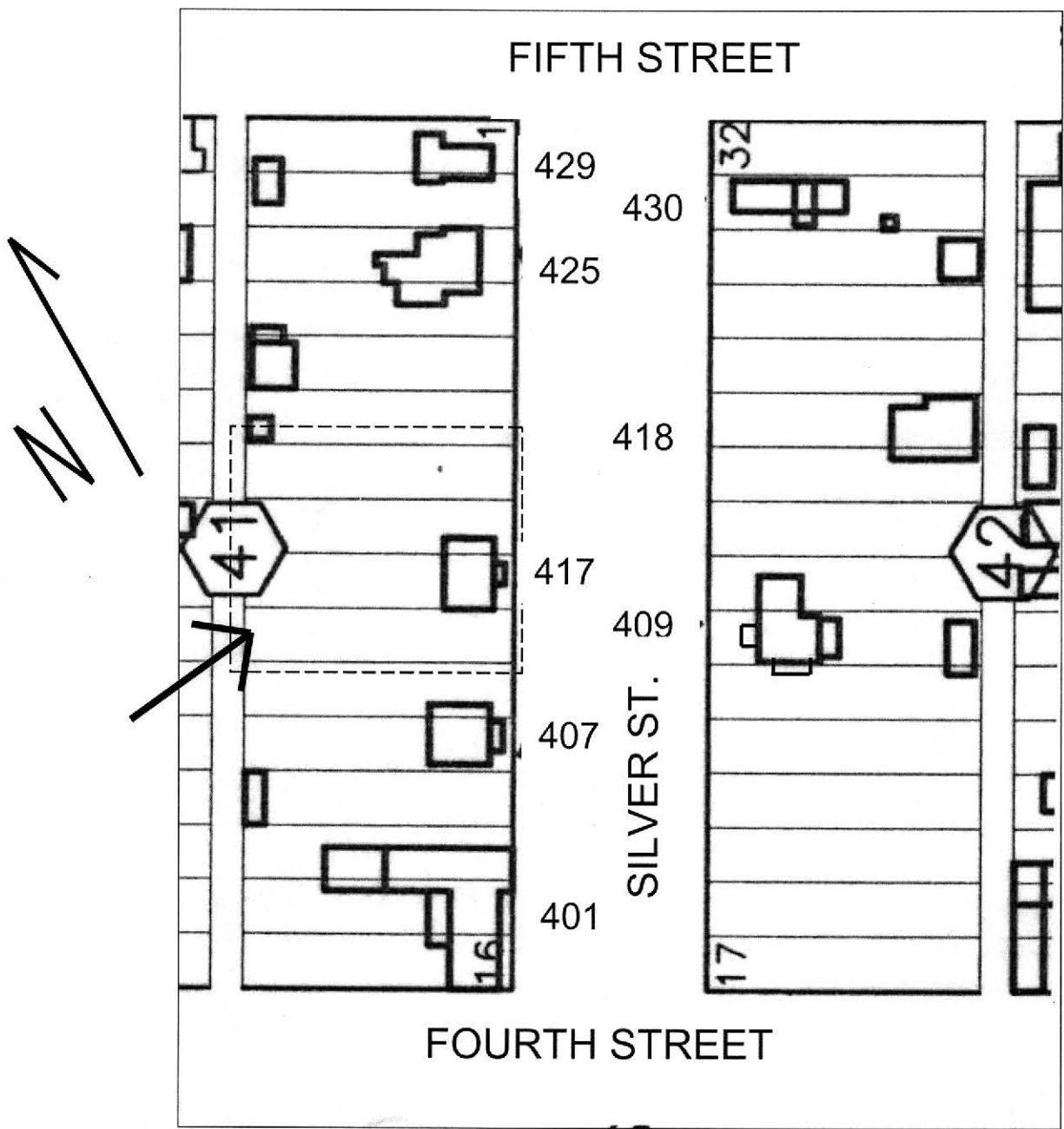
VII. National Register Eligibility Assessment

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 6, frames 25-27 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



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9/2002



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