

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: 5HN68.59
2. Temporary resource number: 8
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Cummings Carriage House
6. Current building name:
7. Building address: 217 Bluff Street, Lake City, CO 81235
8. Owner name and address: Scott D. and Mary B. LeFevre, P.O. Box 3105 , Crested Butte CO 81224

II. Geographic Information

County Property No.: R1091

9. P.M. 6th Township 44N Range 4W NE4 of SW4 of SW4 of Section 27
10. UTM reference
 Zone 13 296540 mE 4211330 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' _____ 15'
12. Block(s): 0 Lot(s): 43-47 Legal: 39-46 and N 10' of 47
 Addition: Casco Addition Year of Addition: 1877
13. Boundary description and justification: Perimeter of parcel

III. Architectural Description

14. Building plan: Rectangular
15. Dimensions: 480 square feet
16. Number of stories: 1-1/2
17. External wall material(s): Wood
18. Roof configuration: Shed
19. Roof material: Metal
20. Special features: Fence
21. General architectural description:
 1-1/2 story, shed-roofed frame building. Corrugated metal roof; walls clad in vertical boards. Two swing-out doors of vertical and diagonal boards in east elevation; small, unglazed window openings. Small door in north elevation
22. Architectural style/Building type: No style
23. Landscaping or special setting:
 Dwelling is situated on a shallow lot at the base of the hogback. A historic fence remains along the street edge.

24. Associated building, features or objects:
Privy, circa 1920
Small, gabled frame building. Composition roofing; walls clad in shiplap siding.

These two outbuildings are associated with the Cummings House that stood at the front of the property until it burned to the ground in 1967.

IV. Architectural History

25. Date of construction Estimate: 1890 Actual: _____ Source of info: Margaret Cummings Brown
26. Architect: None Source of info:
27. Builder/contractor: Unknown Source of info:
28. Original owner: Thomas Beam Source of info:
29. Construction history (major additions, alterations, demolitions):
Unaltered
30. Original location: Moved Date of move(s) _____

V. Historical Associations

31. Original use(s): Shed (stable)
32. Intermediate use(s): Garage
33. Current use(s): Vacant
34. Site type(s):
35. Historical background:

This site with its extant story-and-a-half frame stable is closely associated with Dr. Benjamin Franklin Cummings (1871-1957) who served as Lake City's principal physician from 1896 until he relocated to Gunnison, Colorado, in 1933. The property was originally owned by Cummings' father-in-law, Thomas Beam, and was used as the site of Beam's Lake City Lumber Co. from the early 1880s. At this time the property consisted of a small, front-gabled Greek Revival-style residence and, presumably, the frame stable building.

Dr. Cummings moved into the residence in 1897 following his marriage to Ida Maud (Beam) Cummings. The house was gradually enlarged, while Cummings used the stable building – surrounded by corral fencing – to house his buggy and cutter (sleigh), together with a milk cow, Bossie, and horses Kate and Billy. The buggy, cutter, and horses were integral elements of Dr. Cummings' medical practice as he traveled throughout Lake City and rural portions of the county visiting his patients. The barn was later used to store the doctor's Ford touring car – Lake City's second automobile – which he acquired in 1913.

The Cummings house and two neighboring houses to the immediate north burned to the ground in April, 1967. (The 1967 fire was a motivating factor for local citizens to finance and install a water system and also encouraged better organization of the fire department.) The frame stable, together with a privy and portion of picket fence, remain at the site, which is owned by Dr. Cummings' great grandson, Todd LeFevre.

36. Sources of information:
Telephone interview by Grant Houston, November, 2002, with Margaret Cummings Brown, Montrose, Colorado; Gunnison COURIER, April 10, 1967, page 1; SILVER WORLD, February 18, 1888, page 3, and August 22, 1980, page 1; Lake City SENTINEL, January 12, 1889, page 4.

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: 1890 -1904

41. Level of significance: National State Local

42. Statement of significance:

This building reflects settlement and development of Lake City during the late 1800s mining era. The carriage house is representative of back lot buildings constructed in Lake City during this period. It typifies the barn/stable/carriage house erected by members of the merchant and professional class to shelter animals and to store personal conveyances.

43. Assessment of historic physical integrity to significance:

Although in deteriorating condition, the Cummings Carriage House retains its original form, roof form, wood materials, and window and door openings.

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 2, frame 40 Negatives filed at: Lake City Town Hall

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

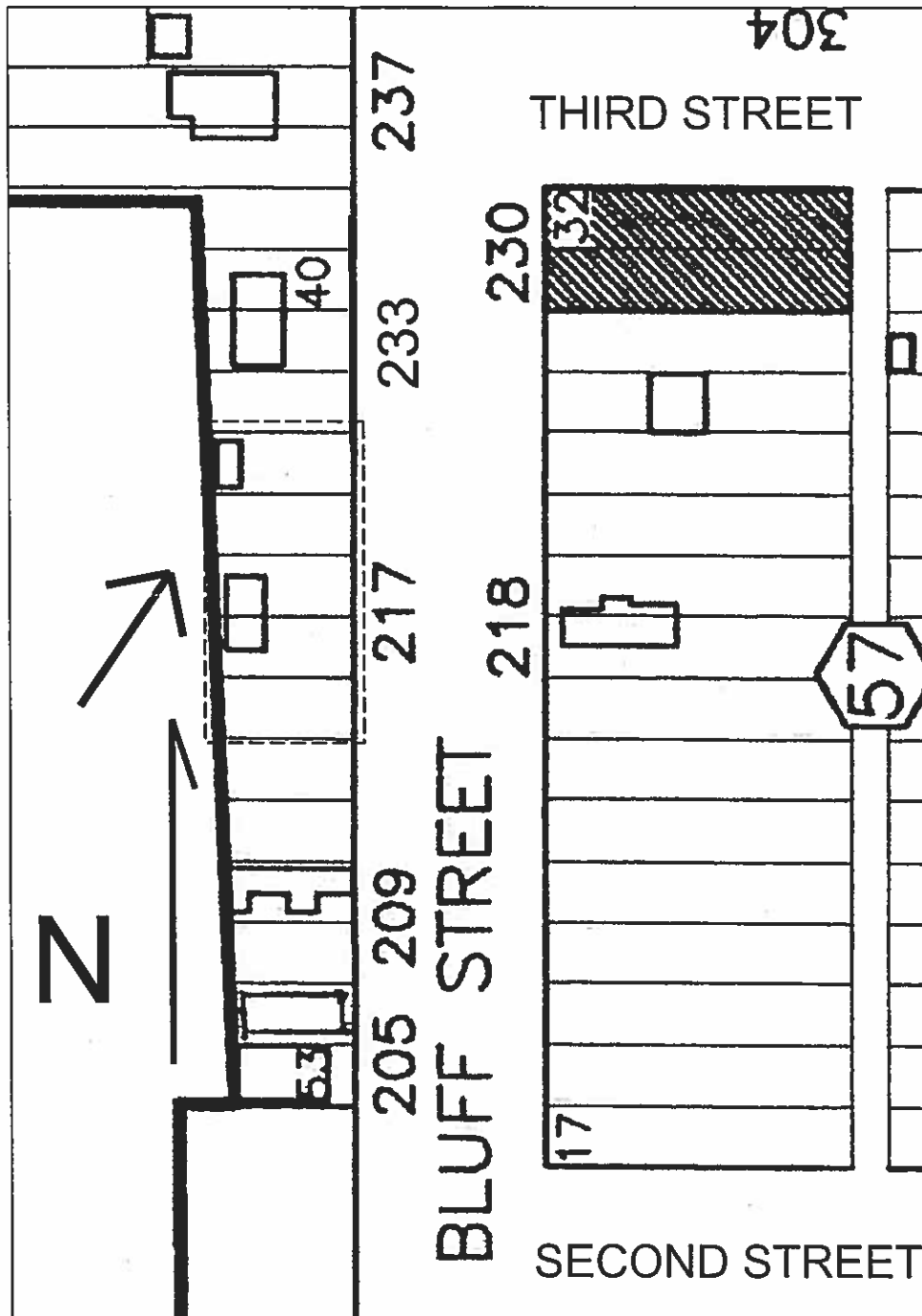
49. Date(s): September 2002 - June 2003

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



NOT TO SCALE