

PH0087386

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Colorado
COUNTY:	Park
FOR NPS USE ONLY	
ENTRY DATE	MAY 8 1974

1. NAME

COMMON:
Summer Saloon (aka Sumner Saloon)

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Third and Front Streets (Lot 1, Block 4)

CITY OR TOWN:
Fairplay

CONGRESSIONAL DISTRICT:
Third

STATE:
Colorado

CODE: _____ COUNTY: Park CODE: _____

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:
South Park Historical Foundation, Inc.

STREET AND NUMBER:
Post Office Box 460

CITY OR TOWN:
Fairplay

STATE:
Colorado

CODE: _____

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Park County Annex

STREET AND NUMBER:
Main Street

CITY OR TOWN:
Fairplay

STATE:
Colorado

CODE: _____

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
none

DATE OF SURVEY: _____

DEPOSITORY FOR SURVEY RECORDS:

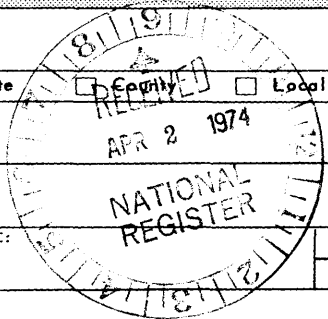
STREET AND NUMBER:

CITY OR TOWN: _____

STATE: _____

CODE: _____

SEE INSTRUCTIONS



STATE: Colorado

COUNTY: Park

ENTRY NUMBER: _____

DATE: _____

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The date stone on the Summer Saloon bears the inscription, "Leonard Summer 1879." The building was erected as an adjunct to Summer's brewery which occupies the back portion of the lot.

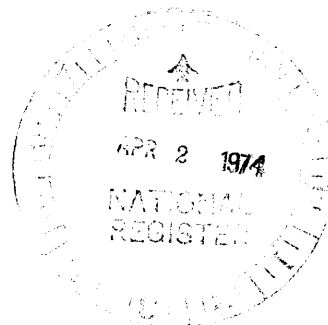
The building has a stone false front made of red sandstone taken from quarries near Red Hill Pass. Except for the front exterior, the building is relatively simple. This was built as a one room structure with a high ceiling; the interior walls were plaster applied to the interior surface of the stones. Doors were placed in the center of both side walls and the rear wall. The only windows were placed on the front.

The building is single detached, rectangular, one story (false-front), and has no basement. The main facade appears as cut stone, broken course, but upon close examination an interesting detail is revealed. Rough, basically uncut, stones were laid to form the walls. A tinted mortar was used to hide most of the wide seams and rough edges. White, untinted cement was then shaped into straight ridges meeting at right angles, simulating the mortar between "cut" stones. Less attention or care was devoted to the other facades, and the surface in some places becomes so irregular as to almost appear as random rubble. Squared, undulating course rubble probably best describes the facades other than the front. The texture of the walls is largely natural; the mortar, however, was effectively used to help provide a smoother, more tooled appearance.

The main facade features three bays, pier and spandrel, the top of which is an entablature with a plain frieze. Capping the false front is a wood box cornice which was damaged by a storm in 1969. The cornice suffered heavy damage, with many of the facing boards being shattered beyond repair. Some of the brackets were also broken. The date stone is just beneath the cornice in the center of the facade. The original roof is flat or nearly so; that condition surely posed problems at this altitude (10,000 feet), and subsequent roofs built upon the original have provided some slope from front to back.

The single sash windows are fixed, and the rest on plain recessed panels. The bases are cut red sandstone lugsills. The center-placed double doors have two panels; the upper panels have nine small lights, and the lower panels are plain recessed panels. Above the doors is first a fixed light spanning both doors, and above that is a two-paned, hinged transom. The main door architrave is plain.

SEE INSTRUCTIONS



6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

The Summer Saloon was built by Leonard Summer in the late 1870s on the front of the same lot where stood his brewery. Summer was one of at least four Summer brothers, all of whom apparently spent some time in the area. There is some dispute about the history of the Summers, but it seems to be accepted that Leonard was born in Austria in 1838 and came to the United States in 1866. In the late 1860s he lived in Dubuque, Iowa, for about two years, learning the brewery business. He then moved to Colorado and lived in Empire for about three years.

According to the Park County Deed Record, on May 21, 1873, Leonard Summer and a partner bought the land where the saloon and brewery now stand for \$732.50. At that time the lot was improved by a log structure which the deed does not further describe. Leonard, and perhaps one brother, Charles, set up a brewery which was lost in the "Great Fire of 1873." To date we have been unable to date precisely the erection of the stone brewery, but construction must have begun fairly soon after the fire. We do know that by 1876 Leonard is operating a brewery and that his brother, Joseph, was operating a saloon across Front Street. The Summer Saloon was built shortly thereafter and, it would appear, contributed to the demise of Joseph's saloon.

The names of the Summer brothers appear frequently in the Deed Records in the 1870s, and Leonard in particular has been credited with the erection of several buildings in Fairplay between 1873 and the end of the century.

The Summer Saloon and the Brewery today constitute the two most impressive buildings in restored South Park City. Restoration work on both is on-going as funds permit, and neither at this time is being utilized to illustrate its original purpose. The brewery is currently our general museum; the Summer Saloon holds an exhibit of late nineteenth-century womens fashions, and the back portion of the building has been partitioned off to house public restrooms and provide some storage and maintenance space. Interior restoration of the Summer Saloon is a high priority for the museum.

According to a March, 1974, appraisal made by the Park County assessor's office, the land which holds the Summer Saloon is valued at \$15,000, and the saloon itself is valued at \$4,640. The building is presently owned by the South Park Historical Foundation, Inc., whose goal is to maintain and to restore the building as a critical part of restored South Park City.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

McConnell, Virginia. Bayou Salado: The Story of South Park. Denver: Sage Books, 1966.

Wolle, Muriel Sibell. Stampede to Timberline. Published by author. Boulder, 1949.

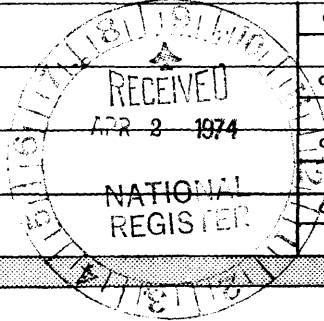
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		39° 13' 29"	106° 00' 10"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Less than one acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: **Ronald V. Adkins, Executive Director**

ORGANIZATION: **South Park Historical Foundation, Inc.** DATE: **March, 1974**

STREET AND NUMBER: **Post Office Box 460**

CITY OR TOWN: **Fairplay** STATE: **Colorado** CODE: _____

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: Color State Hist. Pres. Officer

Date: 3/27/74

I hereby certify that this property is included in the National Register.

[Signature]
Director, Office of Archeology and Historic Preservation

Date: 5/8/74

ATTEST:

[Signature]
Keeper of The National Register

Date: 5.7.74

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 432280
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