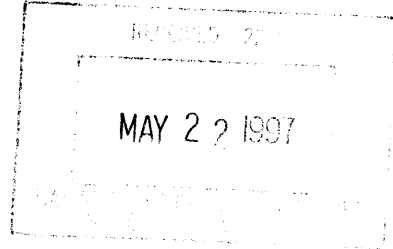


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United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Sumers Lodge

other names/site number 5GF2363

### 2. Location

street & number 1200 Mountain Drive [N/A] not for publication

city or town Glenwood Springs [x] vicinity

state Colorado code CO county Garfield code 045 zip code 81601

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [x] locally.  
( See continuation sheet for additional comments [ ]. )

*Amelinda Hartman* State Historic Preservation Officer May 6, 1997 Date

State Historic Preservation Office, Colorado Historical Society  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ]. )

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  
See continuation sheet [ ].
- determined eligible for the  
National Register  
See continuation sheet [ ].
- determined not eligible for the  
National Register.
- removed from the  
National Register
- other, explain  
See continuation sheet [ ].

*Edson H. Beall* Signature of the Keeper 6-20-97 Date

Sumers Lodge  
**Name of Property**

Garfield/CO  
**County/State**

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

**Name of related multiple property listing.**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19th and Early 20th Century American  
Movements  
Other: Log Kit House  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Sandstone  
walls Log  
\_\_\_\_\_  
roof Aluminum  
other Wood  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Sumers Lodge  
**Name of Property**

Garfield/CO  
**County/State**

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

#### Areas of Significance

(Enter categories from instructions)

Architecture

#### Periods of Significance

1935

#### Significant Dates

1935

#### Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

Aldrich, Chilson D.

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### 9. Major Bibliographic References

#### Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # \_\_\_\_\_
- recorded by Historic American Engineering Record
- # \_\_\_\_\_

#### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

Colorado Historical Society

Sumers Lodge  
Name of Property

Garfield/CO  
County/State

### 10. Geographical Data

Acreage of Property 5

#### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 301015 4376105  
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

name/title Kae McDonald, Director (Edited by S. Doggett)

organization Frontier Historical Society date 11/18/96

street & number 1001 Colorado Avenue telephone 970-945-0121

city or town Glenwood Springs state CO zip code 81601

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional Items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Bob and Connie Lewis

street & number 1200 Mountain Drive telephone 970-945-6979

city or town Glenwood Springs state CO zip code 81601

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places  
Continuation Sheet

SUMERS LODGE  
Garfield County, CO

Section number 7 Page 1

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**DESCRIPTION**

Sited on a five acre parcel, with mature landscaping, the Sumers Lodge is a large two-story Rustic style, Page & Hill Company log kit house built for wealthy New York financier George Sumers and his family. Begun in 1935, and completed in 1937, the residence reflects the vision of the "Log Cabin Architect," Chilson Aldrich. Designed by Aldrich, in conjunction with his association with Page & Hill Company, manufacturer of log homes, Sumers Lodge conforms to the ideals set forth in Aldrich's 1928 book, *The Real Log Cabin*.

The well-maintained Sumers Lodge is in good condition, and the exterior retains a high degree of integrity in terms of location, design, materials, workmanship, feeling, and association. Since the 1970s, the setting has been compromised somewhat due to development occurring in the area. When first built, Sumers Lodge was surrounded by the approximately 1,200 acres then owned by George Sumers. The National Register listed Cardiff Coke Ovens (5GF461) and land later donated by Sumers for the Glenwood Airport fell within the 1,200 acres.

The Sumers owned the property until 1963 when it was sold to the Holy Ghost Fathers for use as a training center. The surrounding acreage was subsequently sold, subdivided and developed between 1978 and 1987. The parcel of land on which Sumers Lodge is located was purchased in 1987. In late 1995, it was sold to the current owners. Prior to the 1995 sale, most of the interior appointments, and all of the furniture, custom designed for the Sumers by acclaimed "Cowboy High Style" designer Thomas Molesworth were sold at auction.

The rear-facing L plan includes a finished basement and approximately 7,000 to 8,000 square feet of living area. The 12 inch thick walls of the finished basement are of irregularly coursed ashlar. The low pitched roof, with deep, open eaves is cross-gabled. The main ridge log, running east and west, is part of a system of common purlins supported by an interior "W" truss system. This truss system is visible in the lodge's open, two-story great room.

The walls and roof structure are of Douglas fir logs imported from British Columbia. The saddle notched wall logs were hand-hewn on the top and bottom resulting in heavy tongue-and-groove, while the extending, chisel point crowns were machine coped. The walls are oiled; the remaining woodwork is stained, primarily a tobacco brown, and oiled. At an unknown date the door and window frames were painted white. The logs were left exposed throughout the interior. The resulting log construction has been described as follows:

Where settlers chinked clay into the cracks between the logs, the logs of the ready-cut cabins are smoothed to the width of three inches on abutting sides and a groove and spline arrangement provided for further weather-tightness. The same groove arrangement

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

SUMERS LODGE  
Garfield County, CO

Section number 7 Page 2

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applies for window frames so that they may be slipped into place with nailing. (Christie's Catalog, 1995:19)

On the south facade, the roof extends to cover the enclosed first and second story porches. The roof's original wood shakes have been replaced with aluminum shingles. A coursed stone chimney pierces the roof on the rear. A double chimney, also of coursed stone, pierces the ridge and vents a basement fireplace, a fireplace in the great room that extends the full height of the two-story space, and a beehive fireplace in the dining room. The ashlar used in the basement walls, the chimneys, and the fireplaces is reported to have been scavenged from the Cardiff Coke Oven site located approximately one mile southwest of the lodge.

The architect's drawings indicate that the large porch on the south facade was to be screened on both floors. But, a photograph dating from the late 1930s, indicates that the existing fenestration was in place by that time. In the same photograph, decorative woodwork shown below the second floor porch windows does not appear in the drawings, and it was covered over at an unknown date. A small, gabled roof enclosed entry, with windows similar to those of the porch, was added at an unknown date. The two entrance stoops on the rear are protected by shed roofs.

On the east and the west, there are balconies with decorative balustrades. Two original, multi-light Molesworth doors, with ironwork hardware, access each balcony. In other cases, the original plank doors were sold at auction, and they have been replaced with duplicates. Typically, the windows are wood framed, eight light casements, set in pairs or groups of four.

Two non-contributing structures are located near the entrance to the property. One is a caretaker's apartment that, according to anecdotal evidence, may pre-date the lodge and been moved onto the site. It has been significantly modified. The other, a three car garage was constructed in 1965. During the 1970s, tennis courts and a swimming pool were constructed on the grounds, and the location of the driveway leading to the rear of the lodge was modified. For the most part, landscaping remains intact.

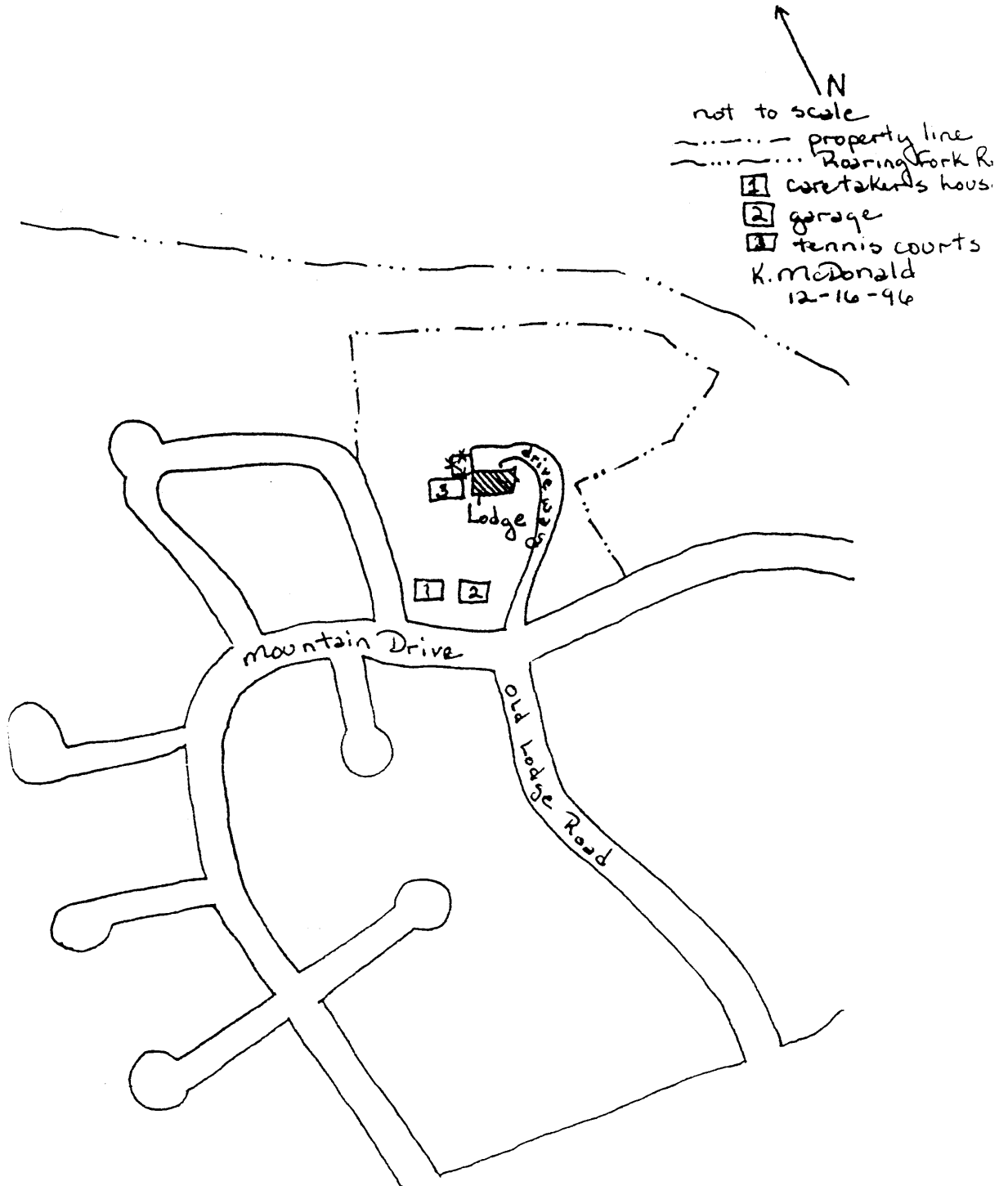
United States Department of the Interior  
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SUMERS LODGE  
Garfield County, CO

Section number 7 Page 3

SITE PLAN



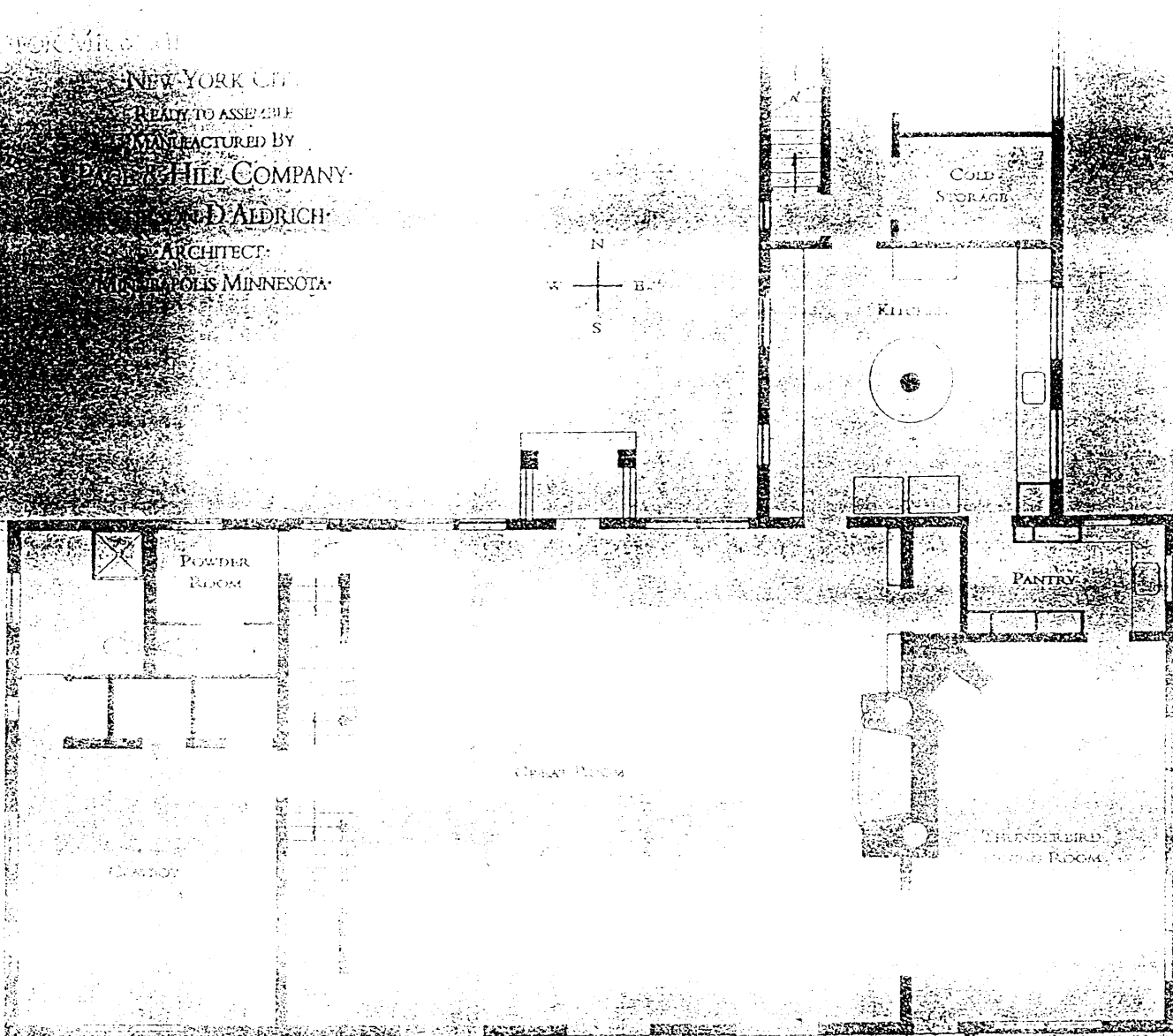
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SUMERS LODGE  
Garfield County, CO

Section number 7 Page 4

FIRST FLOOR PLAN



FIRST FLOOR PLAN  
SUMERS LODGE - 1900

ENCLOSED  
PORCH

THIS PLAN IS A FACSIMILE  
OF THE ORIGINAL DRAWING  
BY PAGE & HILL COMPANY  
MINNEAPOLIS, MINN.



United States Department of the Interior  
National Park Service

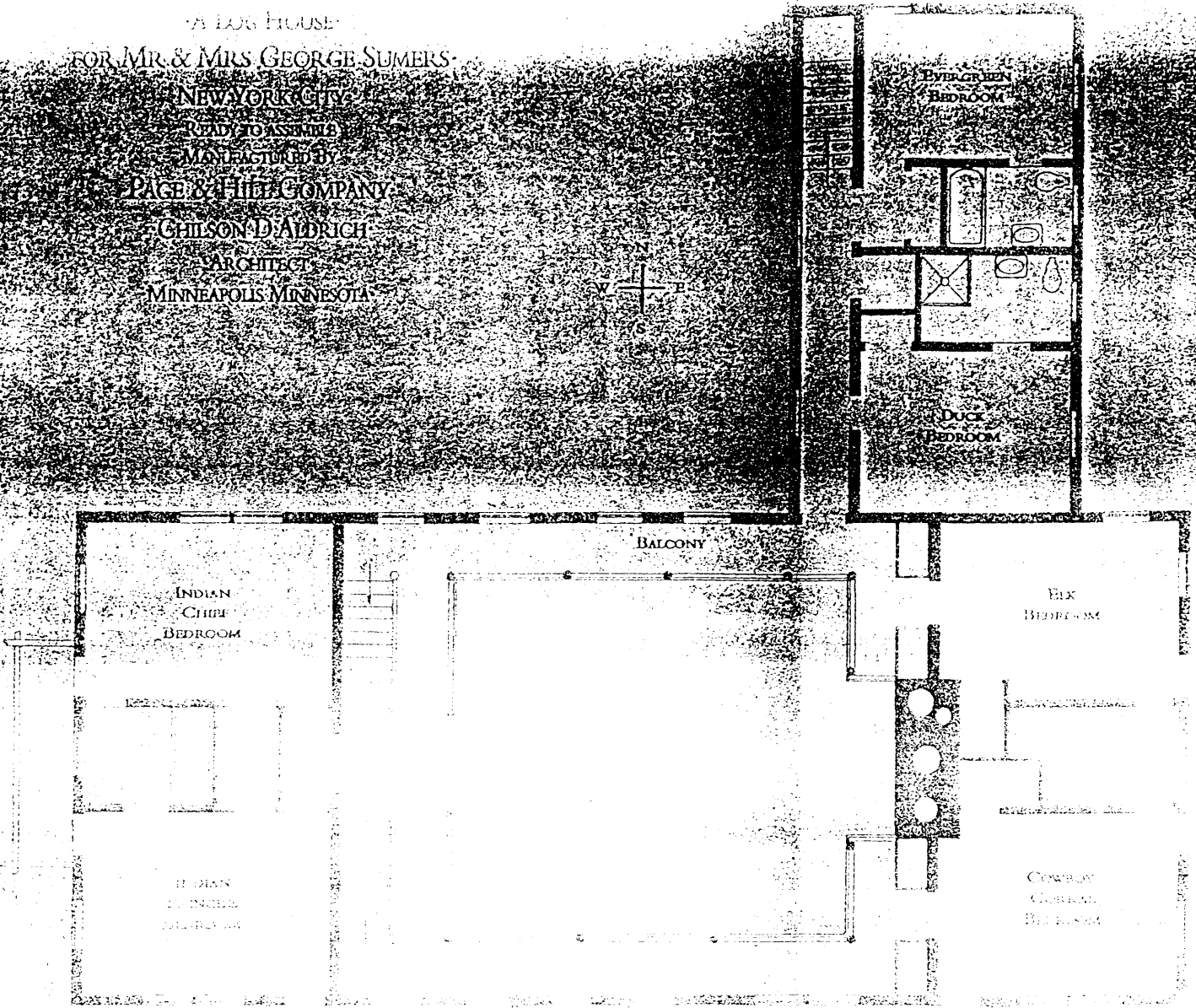
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SUMERS LODGE  
Garfield County, CO

Section number 7 Page 5

SECOND FLOOR PLAN

A LOG HOUSE  
FOR MR. & MRS. GEORGE SUMERS  
NEW YORK CITY  
READY TO ASSEMBLE  
MANUFACTURED BY  
PAGE & HILL COMPANY  
GILSON D. ALDRICH  
ARCHITECT  
MINNEAPOLIS, MINNESOTA



SECTION 7 OF 7  
SCALE 1/4\"/>

United States Department of the Interior  
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National Register of Historic Places  
Continuation Sheet

SUMERS LODGE  
Garfield County, CO

Section number 8 Page 6

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**SIGNIFICANCE**

Sumers Lodge is significant under Criterion C as a well-preserved example of a log kit house designed in the Rustic style by Chilson Aldrich, author of numerous articles published in *House and Garden* and a book, *The Real Log Cabin*, which was in print from 1928 through the 1950s. Aldrich's book included not only his perceptions regarding the aesthetic appeal of log structures, but practical instructions for designing and building them.

In the case of the Sumers Lodge, by no means a commonplace kit home, its size and the quality of materials and workmanship exhibited are indicative of the lifestyle enjoyed by those able to afford elaborate vacation retreats in popular western resort areas such as Glenwood Springs. The Rustic style is clearly expressed through the log construction, stone foundation and chimneys, wide roof overhangs and small paned windows.

Aldrich, known as "the Log Cabin Architect," was retained by Page & Hill Company, a Minneapolis manufacturer of log kit houses. Page & Hill, with offices in New York's lower Manhattan, was a prominent supplier of utility poles when they diversified into log home construction in the early 1930s. Sumers Lodge is the only known western Colorado example of the log kit homes produced by Page & Hill. As was common with their products, the lodge was assembled at the Page & Hill facility in Minneapolis, dismantled, and moved numbered log by numbered log to the Sumers property. Since its completion in 1937, Sumers Lodge has been well maintained and the alterations to its exterior have not compromised its integrity.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

SUMERS LODGE  
Garfield County, CO

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**BIBLIOGRAPHY**

- Aldrich, Chilson. *The Real Log Cabin*. New York: The Macmillan Co., 1931 edition.
- Christie's Catalog. Furnishings from Thomas Molesworth's "Old Lodge" for George Summers, Circa 1935. New York: June 7, 1995.
- Flood, Elizabeth Clair. *Cowboy High Style: Thomas Molesworth to the New West*. Salt Lake City: Peregrine Smith Books, 1992.
- McClelland, Linda Flint. *Presenting Nature: The Historic Landscape Design of the National Park Service 1916 to 1942*. Washington, D.C.: National Park Service, 1993.
- Page & Hill Company. *Real Log Houses*. Minneapolis: Company brochure, no date.
- Pearce, Sarah J. and Merrill A. Wilson. *A Guide to Colorado Architecture*. Denver: Colorado Historical Society, 1983.
- Urquhart, Lena. *Glenwood Springs: Spa in the Mountains*. Carrollton, Texas: Taylor Publishing Co., 1985.

**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

The boundaries of the property are described as Tract H, Glenwood Park Subdivision, a planned unit development, City of Glenwood Springs, Garfield County, Colorado.

**Boundary Justification**

The boundaries include the remaining parcel historically associated with the property.

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Continuation Sheet**

SUMERS LODGE  
Garfield County, CO

Section number Additional Documentation Page 8

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**PHOTOGRAPH LOG**

Photographer: K. McDonald

Negatives on file: Frontier Historical Society, 1001 Colorado Avenue, Glenwood Springs, CO 81601

Date: May-July, 1996

1. FHS96-5, exp. 12 - View north of lodge exterior
2. FHS96-5, exp. 11 - View north/northwest of lodge exterior
3. FHS96-5, exp. 10 - View west of lodge exterior
4. FHS96-5, exp. 9 - View south/southwest of lodge exterior
5. FHS96-5, exp. 8 - View east of lodge exterior
6. FHS96-5, exp. 6 - View southeast of lodge exterior
7. FHS96-5, exp. 7 - View southeast of lodge exterior
8. FHS96-5, exp. 13 - Close-up of corner detail
9. FHS96-7, exp. 9 - Close-up of window detail
10. FHS96-5, exp. 4 - View east of roof interior

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SUMERS LODGE  
Garfield County, CO

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USGS QUAD MAP  
Glenwood Springs, CO

