

Survey and Inventory of Resources in the Historic Core of Fairplay, Colorado

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Final Report

Prepared for:

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View of Fairplay. Source: South Park Historical Foundation

I. Executive Summary

The Park County Office of Historic Preservation received a South Park National Heritage Area grant to conduct a reconnaissance-level architectural survey of the town of Fairplay. The goal of the reconnaissance level survey is to identify areas of the town which are potentially eligible for preservation as historic districts as well as individual properties with significance, and direct the need for additional, more intensive survey work on individual properties. The survey can also help to identify patterns of development in the town, history of neighborhoods, and character defining architectural and landscape elements.

This survey complies with standards set forth by the Colorado Office of Archaeology and Historic Preservation. This historic resources survey was conducted by Hanna Eckroth, intern, under the supervision of Amy Unger, Preservation Planner with the Park County Office of Historic Preservation. Linda Balough, Director of the Park County Office of Historic Preservation, Executive Director of the South Park National Heritage Area and Director of the Park County Office of Tourism, and Erica Duvic, Projects and Grants Manager for the South Park National Heritage Area, were also involved in the project.

The reconnaissance survey of Fairplay is the result of the identification and evaluation of all resources within a specified study area. Within this report, historic resources are identified and evaluated, and recommendations given to ensure the recognition and preservation of these resources for the future. Fairplay's historic resources enhance the quality of life for those who live in the area and those who visit only for a brief time. These resources can also help to establish a unique sense of place. Without an appreciation for these historic resources, the Fairplay community would lose a large aspect of its identity.

The surveyor conducted a reconnaissance survey of 257 properties located in the historic core of the town of Fairplay, noting building age, style, and pertinent architectural details in order to evaluate each resource's potential historical or architectural significance for local, state, or national designation. The properties with significance were marked for further documentation and evaluation via intensive survey in accordance with accepted methodology and criteria developed by the Colorado State Historic Preservation Office. Recommendations for future phases of the survey project can be found at the end of this report.

II. Project Overview

Park County is rich with pioneer and mining history. Many of its historic sites, including ranches, commercial buildings, residences, mines, roads, and landscapes, have not yet been documented or designated on the Park County Historic Register. This is partly due to the sheer size of the County, over 2,200 square miles.

The historic resources survey of Fairplay was completed between July and November of 2012 by Hanna Eckroth, a survey intern hired for a temporary position with the Park County Office of Historic Preservation. The project was funded through a South Park National Heritage Area grant to fulfill duties as a Certified Local Government (CLG). In 1999, the National Park Service designated Park County as a CLG, giving it the ability to officially develop its own standards for establishing local historic landmarks and practicing historic preservation.

A major duty of a CLG is to create inventories of its sites and structures. This inventory, known as a historic resources survey, involves the systematic collection of data about a specified area. The historic resources survey is used to identify potentially eligible resources and possible historic districts, to create a database for all buildings within the survey area, and to track the evolution of buildings over time for future preservation work.

Survey Boundaries

Amy Unger, Preservation Planner, helped the surveyor define the study area, containing over 250 parcels. The town of Fairplay is located in western Park County in central Colorado at an elevation of 9,953 feet.

Boundaries include:

- To the north: Bogue St. and Witcher Ln. to the northwest
- To the east: beginning at the intersection of Front and 8th Sts., northerly on 8th St., easterly on Main St., northerly on 9th St., westerly on Castello Ave., and northerly along the eastern boundary of Township 9, Range 77
- To the south: the Middle Fork of the South Platte River
- To the west: northerly along the west side of 3rd St. around the northwest end of Castello Ave. on 2nd St.



These boundaries represent the historic core of Fairplay. 9th Street provided a boundary to the east while the Middle Fork of the South Platte River is a natural southern line. The point at which the land begins to slope up at 3rd street provided a natural western boundary. Construction on the north side of Bogue Street and Witcher Lane is all contemporary, providing a logical northern boundary. Because the school campus was under construction, it was excluded from the survey.

Methodology for Fieldwork and Archival Research

This study, comprising Phase I of the survey project, seeks to:

- Develop an inventory of sites and structures in the historic core of Fairplay
- Create an easily accessible and navigable database for the inventory of resources
- Identify historic sites and structures as potentially eligible for individual designation at the local, state, or national level
- Identify areas for potential historic districts
- Identify endangered structures, those in danger of demolition or extensive alteration
- Prepare a Historic Resources Survey Report, a comprehensive document detailing the background of the project, its findings, and recommendations for the future
- Educate property owners on the benefits of designation
- Set priorities for future intensive survey work
- Develop recommendations for Phase II of the survey project

Fieldwork

The purpose of the survey is to assess the historical, architectural, and cultural significance of sites and structures in the survey area, to place each within Park County's identified historic context, and to evaluate each property's eligibility for listing in the National Register of Historic Places (NRHP), the Colorado State Register of Historic Places (CSRHP), or the Park County Historic Register. For the purposes of this study, buildings constructed from the town's founding in 1859 up to and inclusive of 1962 were considered to be potentially significant due to age, and these resources were evaluated for their potential eligibility in accordance with NRHP, CSRHP, and Park County landmark criteria.

The survey documents the condition of sites and structures within the designated study area through digital color photographs and completion of the Park County Cultural Resource Survey Form. Photographs were taken and survey information was collected between July and September of 2012. The survey form was developed by Hanna Eckroth with assistance from Amy Unger and includes the following information for each resource: survey date, tax schedule number, photograph numbers, geographic waypoint number, estimated construction date, address, current use, setting, and access. Architectural details include: style, form, massing, foundation, walls, roofs, condition, integrity, fenestration, doors, porches, landscaping, and outbuildings. A sketch map was also drawn for each site.

The surveyor took photographs and geographic waypoints and recorded information into a fillable PDF on the department iPad. The properties were digitally photographed from the public right-of-way and photograph numbers were recorded. Where possible, a comparison was made between historic photographs and current photographs of individual buildings. A log with all historic photographs is included near the end of this report (Appendix C).

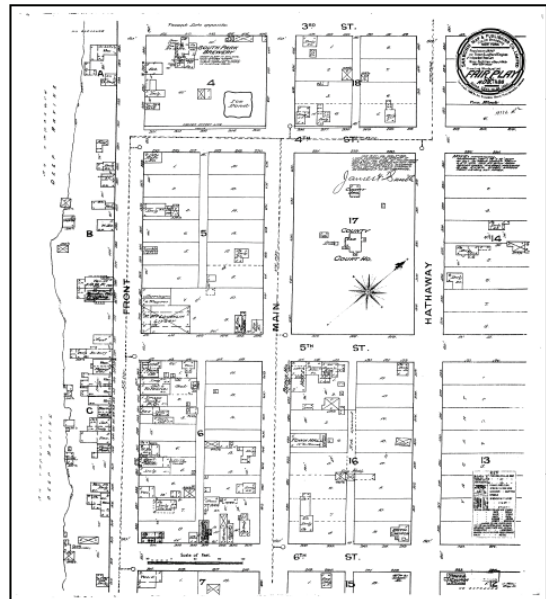
Many residents, business owners, and tourists were curious about the work being conducted. Some longtime locals of the area were forthcoming with building information and history. If any property owners were wary of the photography and documentation of their building, they quickly understood once the surveyor explained the nature of the project.

This survey should be used as a model for subsequent historic resources surveys for two reasons: its use of technology and, as a result, its paperless nature. This project utilized iPad technology, geographic waypoint finding, and databases for data collection and organization. Data was inserted directly into the PDF form on the iPad in the field, then synched to an online drop box. The forms were then downloaded to the Park County office database and entered into the survey database. This process can be a model for other CLGs and preservation entities to use technology to simplify the survey process as well as make it more “green” and affordable.

Archival Research

A historic preservation professional conducting this type of survey utilizes a variety of tools and resources to gather important information about communities and individual properties. Resources used in this survey include:

- Park County Assessor’s Office records
- Historic photographs
- Park County Geographic Information Systems
- Sanborn Fire Insurance Maps
- Deed Records
- Plat maps
- Block books
- Oral histories
- Various books on the history of Park County



Sanborn Map of Fairplay, 1886

Date of Construction

Part of the survey process involves establishing an actual or estimated date of construction for each building. While building files at the Park County Assessor’s Office typically offer construction dates, some of these dates are estimates or are updated to the date of a significant addition or alteration. Thus, construction dates were determined using a combination of the assessor’s estimate, Sanborn Fire Insurance Maps, plat maps, and the surveyor’s own knowledge of

historic resources. The surveyor can date a building through careful inspection, applying knowledge of American architectural history that provides clues to the age of a building—including elements of architectural styles, the history of building construction technologies, and the development of various building materials.

For example, the Italianate style was most widely used in Colorado between 1870 and 1900. It is important to look specifically at the state of Colorado because popular trends on the East Coast took years to reach the West. The style was utilized on a variety of buildings and ranged from vernacular interpretations to highly ornate examples. Several buildings in Fairplay have Italianate styling and can be estimated to have been built at or near the end of the nineteenth century. Inspection of Sanborn Fire Insurance Maps and historic photographs help to determine a more exact date of construction.

The reference book *A Field Guide to American Houses* by Virginia and Lee McAlester has been utilized extensively by preservation professionals throughout the country as an aide to determine architectural styles and construction dates. The book delineates different styles according to building forms, shapes, materials, and architectural elements and was instrumental in determining architectural styles of buildings in Fairplay. The History Colorado “Historic Architecture and Engineering Web Guide” and the “Field Guide to Colorado’s Historic Architecture and Engineering” were also indispensable in understanding architectural trends in the state of Colorado.

Archival Documents

- Deed research: Deeds are used to develop a chain-of-title, or a chronological list of owners, for historic properties. The researcher must trace the history of owners of the address or parcel through handwritten books. In Park County, deeds are accessible at the County Clerk’s Office on Main Street in Fairplay.
- Geographic Information Systems: More commonly known as GIS, a geographic information system utilizes hardware, software, and data for managing and displaying all forms of geographically referenced information. GIS maps aide in understanding geographic data in terms of relationships and trends. Essentially, GIS is the merging of cartography, statistical analysis and database technology that has become an indispensable tool for many different types of professionals today.
- Sanborn Fire Insurance Maps: The Sanborn Map is a significant tool for researchers. Beginning in 1860, the Sanborn Fire Insurance Company published maps to determine potential liability in towns and cities throughout the United States. Included in each map is the building footprint, building use, and construction materials. Sanborn maps for Fairplay are available for the years 1886, 1890, 1896, and 1902 showing sections of Front, Main, and Hathaway Streets.
- Newspapers: Historic newspapers can offer glimpses of the movement of individuals to a new address or advertise important new construction. Papers often followed the lives of important members of the community and advertised new construction as proof that the town or city was thriving. The Colorado Historic Newspaper Collection is an online database of historic newspapers from around the state, searchable according to newspaper and date. The

local paper of Park County, the *Fairplay Flume*, is available until 1923.

- Plat maps: Plat maps are drawn to scale and show the divisions of the town or city's land, including individual lots and blocks. The plat map was often created in the process of incorporating a town.
- Block books: Block books are similar to plat maps in that they show divisions of land. Park County has block books showing small sections of land with the owner indicated at whatever date the book was last updated, a useful tool when working on a chain-of-title to determine ownership.
- Historic photographs: A historic photograph can be an invaluable record. Photographs provide clues to construction date and reveal what alterations have been made to a building over time. Even if the photograph isn't dated, the researcher can estimate the era from clues such as cars, clothing, and advertisements shown in the picture. The Park County Local History Archives has published a large collection of historic photographs on its website and was heavily utilized for this project.



Front St., about 1905. Source: South Park Historical Foundation

Archival research is a time-consuming and tedious process which involves creating a delicate history from small and sometimes vague pieces of information, and is usually only conducted for potentially eligible historic sites and structures. Phase II of the survey project will include a large amount of archival research as the Office begins researching individual resources through intensive survey.

III. Historic Context

History of Fairplay, Colorado

The striking, unique, and often treacherous mountains of central Colorado were originally inhabited by Native Americans and white men first traveled to Colorado for gold: James Purcell reported the first gold discovery in South Park in 1807.¹ Fifty years later, the 1859 Pike's Peak Gold Rush spurred unprecedented migration to and settlement of the area.

1860s: A Prosperous Place

Fair Play, later shortened to Fairplay, was founded in 1859 as a potential gold mine and a town "where even-handed justice should rule." The settlers of Fairplay had witnessed the greed that ruined the first gold site in the area, Tarryall, and wanted the new settlement to be a beacon of honesty and reason and a decent place to live and work.² Over the next few years, Fairplay grew in population and added dwellings, a post office, a hotel, and a store. By mid-decade, the town was more a supply center than a mining town, an auspicious occupation that would later sustain Fairplay while other communities failed, dependent on mineral discoveries that never occurred. A visitor in 1866 estimated two hundred residents and the school-age children were taught in a one-story log building.³

In 1867, the prosperous town boasted about sixty buildings, with blacksmith shops, saw mills, hotels, and the Land Office, the center for recording homestead and mining claims for central mountains towns. Fairplay was also designated county seat for Park County that year. In 1869, Fairplay's population doubled within six months and citizens voted to change its name to "South Park City." Additions to the town's infrastructure included two more hotels, a stable, doctor's offices, and the Castello House.⁴

1870s: Destruction and Rebirth

In 1871, 150 people lived in Fairplay and the hotels, restaurants, boarding houses, and stores were usually filled to capacity.⁵ In 1872, Clark and Bogue's Addition to Fairplay was filed, and Front Street was the main commercial area, as it remains today. The South Park Community Church was established and its log manse constructed in 1874.⁶ Two hundred residences were constructed by 1873 with sixty-foot wide streets and one hundred-foot wide avenues.⁷ A newspaper, the *Fairplay Sentinel*, was established in 1873 and became the *Fairplay Flume* in 1879. An 1873 article declared the following:

"Fairplay has at last awakened! Ten years has she imitated the example of Rip Van Winkle and forgotten has slumbered as the dead. Old buildings have rotted and fallen in; old stone chim-

neys have slacked and crumbled away; old dirt roofs have collapsed and disappeared; old inhabitants have desponded...But all this is at an end! New frame houses are going up in place of the forgotten shanties. New stores with new goods behind the counters are on every side, shingles and brick have ceased to be unattainable luxuries.”⁸

A major deficit of the prosperous town became overwhelmingly evident one tragic night during the dry, rainless fall of 1873. On September 26 a fire sparked in the Fairplay House on Front Street, igniting its canvas ceiling and quickly engulfing the rest of the building and most of the wood frame structures on Front Street.⁹



Front Street, prior to 1873 fire. Source: South Park Historical Society

“Almost fifty buildings were destroyed, including the new two-story Odd Fellows Hall, the land office, a bakery, the Eagle Restaurant, a millinery, the Alhambra Concert Hall, a general store, a barbershop, several grocery stores...private dwellings, the brewery, three billiard halls, the Methodist-Episcopal Church, Hathaway’s Bank, a butcher shop, a restaurant, and a boot and shoe store, and the stables of Spottswood and Company.”¹⁰

The year after the fire, several notable buildings that are still standing today were built, including the Old Park County Courthouse, the Catholic Church, and the Sheldon Jackson Memorial Chapel. A few false front commercial buildings on Front Street bear the date 1874 in their parapets. The Italianate Courthouse, one of the only high-style buildings in town, was designed by architect George W. Nice.¹¹

1880s: Railroads and Residents

In 1880, Fairplay had 450 fulltime residents who stayed through the winter and filled all the dwellings in town. The Park County Jail was constructed on the Courthouse lawn and a two-story schoolhouse was built for many school-age children in town.¹² New construction largely utilized stone for two reasons: the railroads and mines demanded the bulk of available lumber, and stone was a fire-resistant building material, which was an important lesson learned after the devastating 1873 inferno. The Denver, South Park & Pacific, headed for Leadville, reached Fairplay in 1881 and a depot was built the following year.¹³ Fairplay was situated on a well-traveled route to Leadville, a fortunate location as hundreds of tourists stopped though on their journey to the prosperous city.

Beginning the previous decade, Chinese workers migrated to Park County for the same reason as most other able-bodied men: to work the mines. They also supplied the town with water by

carrying buckets to town, worked Chinese laundries, and served as “laborers, cooks, housekeepers, contractors, and sawyers.”¹⁴ Other minorities found in Park County were Irish, blacks, and a few Native Americans.¹⁶

“In 1884, Fairplay was cited as a desirable summer town, ‘affording pure water, fresh air, delightful drives, fishing, hunting and cool nights...that cannot fail to cure the most nervous into refreshing sleep.’”¹⁷ City dwellers made the trip to the South Park to benefit from its healthful, unpolluted air and recreate in its mountains and streams.

1890s: A Case of Boom and Bust

The Panic of 1893 occurred during a country-wide economic depression, which closed banks and businesses, caused plummeting silver prices, and resulted in the loss of many jobs. Cripple Creek, Colorado saw new gold discoveries which attracted miners away from Park County.

However, just before the turn of the century, new gold discoveries were made in the area and Park County was flourishing once again with new mining camps and tourism.



Residents in the 1890s. Source: Harold Steinhoff

1900s: New Economic Bastions

Ranching, an economic bastion in Park County today, proliferated during the twentieth century while tourism remained an important market as well. Both ranching and tourism were much more stable than mining and railroading and they ensured the success of Fairplay. There were almost 400 farms in Park County by 1930 and the “principal crops grown...included hay, potatoes, oats, barley, rye, field peas, and lettuce.”¹⁸ Tourism continued to thrive into the 1920s and 1930s: The Fairplay-Valiton Hotel was rebuilt in 1923 with twenty-six guest rooms and a bus line served South Park, Buena Vista, Pueblo, and Salt Lake City. A concurrent mining boom in the 1930s caused an increase to 739 residents in Fairplay in 1940. However, a decade later, only 476 individuals called Fairplay home.¹⁹



1951, looking southeast. Source: National Mining Hall of Fame and Museum

1950s: South Park City

Colorado Springs resident Leon Snyder was responsible for the creation of South Park City, a collection of relocated buildings from deserted settlements and mining camps located on the southwest end of

Fairplay. The recreated gold mining town consists of buildings from as early as the 1870s until 1900.²⁰ The South Park Historical Foundation organized in 1957 and the museum opened in 1959.

Historic Property Types

Residential Buildings

Many of the buildings in the survey area that were built as residences are still used in that capacity. Some residences have been converted to commercial offices, but most still function in their historical use. The most prevalent styles of residential buildings are Craftsman, Rustic, Log Cabin, Contemporary Log, and Vernacular.

Typical dwellings in the early years of Fairplay were log cabins. Lumber was cut from the plentiful forests stretching in every direction and the logs could be round and unhewn or flattened on two sides. Different types of notching were used to construct these buildings without nails and the building was insulated with mud, straw, animal hair, wood, or stone.²¹ The dwellings were typically gabled. Homes were added onto as families expanded or their needs changed and increased finances made additions possible. Several intact examples of log cabins can be found in the survey area and have been marked as potentially eligible for individual designation. See “Potentially Eligible Structures” in Section IV for these resources.



Commercial Buildings

Many towns nestled among the Rocky Mountains were established in conjunction with mining success and the railroad. Myriad settlements sprung up around silver or gold discoveries and even more were established at railroad stops. Countless communities founded in the mid- to late-1800s and early 1900s were successful for only a few years, due to reliance on the temperamental mines around which they were formed. However, a few did manage to survive thanks to commercial or tourism pursuits. Fairplay and Alma are good examples of towns with perpetuity because residents pursued financial ventures other than mining alone.

Like many Colorado towns with primarily wood frame or log construction, fires ravaged Fairplay mercilessly until the town could establish its own fire department. As previously mentioned, many of the town's original buildings were destroyed by the 1873 inferno. The town built from scratch following that fire and some of those buildings are still standing on Front Street today. Unfortunately, a viable historic district does not exist on Front Street; despite a wealth of historic buildings, the amount of alteration to original buildings and unsympathetic infill does not allow for a coherent district.



Front Street, about 1905. False front buildings.
Source: South Park historical Foundation

A recurrence of False Front Commercial architecture is immediately evident in Fairplay, primarily on Front Street. This type of construction was popular throughout Colorado from the late 1800s through the early 1900s in mountain mining towns, in agricultural settlements in the plains, and at primitive railroad settlements. The false front was heavily utilized for several reasons. Business owners, unable to invest large amounts of money in a single building during such a turbulent period, used the illusion of the false front to project an image of prosperity and stability. They budgeted more for

materials and design used on the primary elevation with the false front and used cheaper materials for the rest of the building. Furthermore, a row of false front buildings created a pleasing visual line with continuity. The verticality of the false fronts hid the peaks of the formidable Rocky Mountains from easterners, making visitors feel more comfortable in a foreign place.

Elements of the False Front include:

- one to two stories with a rectangular floor plan
- wood frame construction, occasionally with a brick or stone façade
- front-gabled roof, occasionally gambrel or bowed
- ornate detailing and better quality materials on the primary elevation, often featuring an elaborate cornice
- primary façade forming a parapet and hiding the roof
- simple construction and lower quality materials on secondary elevations



The false front commercial buildings in Fairplay no longer serve their original purpose. The buildings that remain are sporadically located and no longer contribute to a uniform roofline along the street. The gable roofs and secondary elevations behind the false front parapet are clearly visible. The idea that visitors would feel uncomfortable or out of place with a view of the mountains is no longer relevant and completely opposite of today's thinking.



Commercial building on Front St. c. 1942.
Source: Special Collection, Tutt Library,
Colorado College, Colorado Springs

In general, commercial buildings in the nineteenth century throughout the country were Italianate or Richardsonian, two or three stories, and flat roofed. The most telling elements of a nineteenth century building are glass storefronts with a central recessed entrance flanked by large display windows, and smaller upper windows with molded surrounds or unadorned stone lintels. Parapets, finials, or decorative panels are common along the primary cornice.

Commercial buildings in the twentieth century were usually one to five stories with a flat or slightly pitched roof. In smaller towns, the buildings still utilized nineteenth century trends, but in general, twentieth

century commercial buildings employed little ornamentation. These light colored brick buildings sometimes featured decorative brickwork along the cornice and either a flush entrance or a deep, nearly full-width recessed entrance.

Few commercial buildings in Fairplay can be identified as typical commercial buildings of either the nineteenth or twentieth centuries. More common are frame buildings and some fire-resistant brick or stone buildings. These later buildings are similar to the false front commercial buildings with more decorative facades and a parapeted primary roofline, but they have secondary rooflines that gently slope or step down to the rear.



Architectural Styles

The following definitions were compiled with a combination of History Colorado's "Architecture and Engineering Guide Web Guide," *A Field Guide to American Houses* by Virginia and Lee McAlester, and the surveyor's own knowledge.

- Carpenter Gothic: Similar to Gothic Revival, the Carpenter Gothic building has board and batten siding, decorative vergeboards, pointed gothic windows, and a steep roof. Decorative vergeboards are sometimes referred to as "gingerbread trim."
- Contemporary Log: Contemporary log buildings have become quite popular in the mountains of Colorado due to their rustic appearance and symbiosis with the forest environment. Buildings of this style were constructed after the 1950s and exhibit log construction.
- Craftsman: The Craftsman style became popular in the second quarter of the twentieth century with its practical materials and comfortable design. The most telling elements of this style are exposed milled lumber rafters under widely overhanging eaves, divided upper window lights, and large, battered porch columns. The bungalow, a building form, often employs Craftsman styling.
- Dutch Colonial Revival: The most obvious characteristic of this style, popular from 1900 until 1925, is the gambrel roof. Other common elements include widely overhanging eaves, dormers, round windows, and gable end chimneys.
- Gothic Revival: Pointed windows, steep roofs, masonry construction, and recessed entrances are the common elements of this style, predominantly seen on churches.
- Italianate: This was a widely used style in residential, commercial, and industrial structures from 1870 until 1900. The bracketed cornice and molded window surrounds framing tall, narrow windows are the most universal elements of these buildings. Other characteristics are balustrated balconies, arcaded porches, towers, and cupolas.
- Mediterranean Revival: During the 1920s, this style was used for churches, schools, and residences. Stucco or brick with low-pitched tile roofs, these buildings display little ornamentation aside from wrought iron grille work and arcaded entrances or porches.
- Minimal Traditional: The Minimal Traditional style was popular in the years around World War II as an economical choice for American families. Boxy, simple buildings with minimal detailing, these residences usually had one story, a low roof, and closed eaves.

- Mission: Inspired by Spanish missions of the 1700s and early 1800s, mission style buildings proliferated from the turn of the century until 1930. These are stuccoed or plastered buildings with tile roofs and shaped gables or low parapet walls rising above the roofline.
- Pioneer Log: Round log construction, corner notching, gable roofs, and simple construction are the characteristics of this style. The first settlers of Colorado relied on readily available building materials and simple construction for their shelters. This style can be distinguished from Rustic by construction dates: earlier buildings, usually pre-1930, are considered Pioneer Log, while buildings of the 1930s and 1940s can be called Rustic.
- Queen Anne: This style was popular between 1880 and 1910 and can be very ornate. Scallop-ed or patterned shingles, decorative vergeboards, and turned spindles are common decorative elements while the buildings themselves are asymmetrically and vertically massed with multiple gables. Vernacular versions usually have patterned shingles in gables, asymmetrical facades, and some ornamentation.
- Ranch: Sprawling asymmetrical buildings with horizontal emphasis became popular in the 1940s following World War II and dominated construction into the 1960s. Common elements include attached garage, low-pitched roof, picture windows, and low, wide chimneys.
- Rustic: The Rustic style was an attempt in the 1930s and 1940s to embrace the landscape of a region by blending buildings with the natural environment. These buildings exhibit log construction and stone foundations and are usually vacation homes or tourism-related facilities. Other elements include overhanging eaves, stone chimneys, and small window lights.
- Vernacular:
 - ◆ Central block with projecting bays
 - ◆ Cross wing
 - ◆ Dog trot
 - ◆ Double pen
 - ◆ Hall or single cell
 - ◆ Hall-parlor
 - ◆ Hipped roof box
 - ◆ I-House with central passage
 - ◆ Saddlebag
 - ◆ Shotgun
 - ◆ Side passage/entry hall
 - ◆ Single file/linear
 - ◆ Temple front
 - ◆ Upright and wing



Prominent Architects and Designated Buildings in Fairplay

Officially Designated Historic Structures in Fairplay				
Common Structure Name	Address	National/State Listing	Park County Listing	ID/Reference Number
Fairplay School/ Edith Teter Elementary School	639 Hathaway Street	State Register 12/8/1999	9/9/1999	5PA58
Old Park County Courthouse	418 Main Street	National Register 5/25/1979	4/15/1999	5PA25
South Park Community Church/ Sheldon Jackson Memorial Church	6th & Hathaway Streets	National Register 11/22/1977	N/A	5PA26
Fairplay-Valiton Hotel	500 Main Street	1/16/2008	N/A	5PA57
South Park Lager Beer Brewery	3rd & Front Streets South Park City	National Register 6/25/1974	N/A	5PA24
Summer Saloon	3rd & Front Streets South Park City	National Register 5/8/1974	N/A	5PA27
Denny House	3rd & Front Streets South Park City	N/A	2/19/2009	N/A
Fairplay Coal Co./ Longenbaugh Coal & Ice Co.	3rd & Front Streets South Park City	N/A	2/19/2009	N/A
Mayer House	3rd & Front Streets South Park City	N/A	2/19/2009	N/A
Smokehouse	3rd & Front Streets South Park City	N/A	2/19/2009	N/A

Edith Teter Elementary School, formerly known as the Fairplay School, was constructed in 1881 and is one of the oldest surviving schools in Colorado. Builders Wrights and Ingalls constructed the original building, Frank W. Frewen Jr. designed the 1940 addition, and Carl Jones Bueler designed the 1947 addition.²² The original Italianate building features native red sandstone, roof brackets, and stone lintels and quoins and is connected on the east side to more recent construction expanding the school. The building has recently undergone renovations.



The 1874 Old Park County Courthouse was designed by architect George W. Nice and built by Robert Frazier and Lewis W. Lewis.²³ Located on a large lot on the north side of Main Street, the striking Italianate building features native red sandstone, multiple chimneys, overhanging eaves, and decorative brackets. The building gained much notoriety as the scene of vigilante



justice when John Hoover, guilty of murder in cold blood, was hung from a second story window in 1880 by an enraged mob of citizens. The old stone jail is located just northwest of the Old Courthouse, currently housing the Park County Library and some county offices.

South Park Community Church/ Sheldon Jackson Memorial Chapel is a board and batten church that still functions today. Built in 1874, the Carpenter

Gothic church features gothic windows, decorative wood trim, and a bell tower. Sheldon Jackson was a prolific minister who established many churches as superintendent of all Presbyterian missions in the west.



The original Fairplay Hotel was built in the 1870s but burned in 1921, and the present hotel was built in 1922 by architect William N. Bowman of Denver. The Rustic style hotel provided rooms with running water, dining facilities, and steam heat to early visitors of Fairplay. In 1934, an 1883 mahogany bar was brought from a restaurant in nearby Alma and remains in the bar today. The hotel is now called the Fairplay-Valiton Hotel and an architect was recently hired to produce a Historic Structures Assessment on the building.

Roughly half of the officially designated sites in Fairplay are located within South Park City, an outdoor living museum established in the 1950s. The South Park Lager Beer Brewery is significant as one of the first breweries in the state of Colorado and was built by Leonard Summer with red sandstone. The Summer Saloon was built in 1879, also by Leonard Summer and featuring red sandstone.²⁴ The bar was a watering hole and social beacon for local miners and ranchers and is a good example of a false front commercial building. Today, the building is used as an exhibition hall for the museum. The Denny House represents the wood frame residence of a typical well-to-do family in the 1880s in Fairplay and is located on its original site, rather than relocated like most buildings in the outdoor museum. The Fairplay Coal Company/ Longenbaugh Coal and Ice Company buildings were formerly an office, storage area, and ice house and now serve as display areas and an exhibit. The Mayer House, home of Colonel Mayer, is now a museum complex. Mayer was a locally well-known buffalo hunter, writer, and adventurer and his house, still in its original location, retains many of the man's possessions. The stone Smokehouse was used to process meats which were sold at the nearby Summer Saloon.

Architects and Builders

The Fairplay School/Edith Teter Elementary School was built by Wright and Ingalls while the later additions were architect designed: Frank W. Frewen Jr. designed the 1940 addition and

Carl Bueler designed the 1947 addition. Frewen was a Colorado native, born September 28, 1887, and was a practicing architect in Denver between 1912 and 1937.²⁵ He attended the University of Colorado for architecture and became a partner at Harry Manning's office in 1913. He was a member of the Colorado Chapter of the American Institute of Architects, the State Board of Architectural Examiners, and he headed the federal Home Owners Loan Corporation office in Denver. His buildings listed on the State or National Registers include: Courthouse Annex in Saguache, Cedaredge Consolidated School in Cedaredge, St. Ignacious Loyola Church in Denver, Infirmary, State Soldiers and Sailors Home in Monte Vista, Rocky Mountain Bank Notes Company Building in Denver, Gunnison Municipal Building in Gunnison, and J.V.K. Wagner Building/Veterinary Building in Fort Collins. No information could be found on Carl Bueler.

George W. Nice designed the Old Park County Courthouse and Robert Frazier and Lewis W. Lewis contracted the project. Robert Eugene Frazier operated in Colorado and Michigan and was a member of the American Institute of Architects. He received a Bachelor of Science in Architectural Engineering from the University of Illinois and was principal architect at his firm. He designed Fire Station #2 in Littleton, the Teller Arms Nursing Home in Grand Junction, and the Cherry Hills Manor Nursing Home in Englewood. Lewis W. Lewis (1839—1912) was one of the largest railroad contractors in the West.²⁶ A native of Wales, Lewis was educated there and came to the United States in 1883. He began contracting with the Santa Fe railway system in Emporia, Kansas and, for the next forty-two years, worked with the Kansas City Southern Railway Company, the Kansas City, Fort Scott and Gulf Railway Company, and the Hannibal and St. Joseph Railway Company.

William N. Bowman (1868—1944) designed the Fairplay Hotel. A prolific architect throughout Colorado, he was active between 1910 and 1943.²⁷ He learned mathematics and drawing in New York in order to become an architect²⁸ and was later employed at architectural firms in Jackson, Michigan, Detroit, and Indianapolis.²⁹ He founded Bowman and Berk in 1910 in Denver. From 1917 to 1919, he served as president of the Colorado chapter of the American Institute of Architects and he was appointed in 1927 to the State Board of Architectural Examiners. Multiple buildings in the state are now listed on the State or National Registers. In Denver, Bowman designed the Telephone Building, Montview Boulevard Presbyterian Church, the State Office Building, the Norman Apartments, the William Norman Bowman House, and the Chapel at St. Francis Sanatorium. In Greeley, he designed the Weld County Courthouse, the Greeley Masonic Temple, and the President's House at the University of Northern Colorado. Other buildings in the state that are officially designated are the Jackson County Courthouse in Walden, the Montrose County Courthouse in Montrose, and the Colorado Building in Pueblo.

Leonard Summer was a well-known resident of Fairplay who built the South Park Lager Beer Brewery and the Summer Saloon. Born in Austria in 1838, Summer arrived in the United States in 1866³⁰ and moved to Park County in the late 1870s. He was doing very well financially, with a brewery and saloon business, a meat market, mining pursuits, and property ownership, until the Panic of 1893 occurred and he lost much of his money.³¹ He shot himself in his saloon on September 10, 1900 and died a few days later.³²

IV. Survey Results

Detailed Summary of Properties

The survey included properties in the historic core of the town of Fairplay, resulting in the completion of 257 heavy-reconnaissance level survey forms.

Resources included a mix of commercial properties, dwellings, public/civic buildings, and industrial structures. A substantial amount of residential buildings appeared to be vacant and used only as summer or weekend homes. Some were showing signs of neglect and deferred maintenance. Of the dwellings surveyed, 29 were chosen for intensive-level survey due to appropriate age (50+ years), medium to high integrity, or for known historical significance. Of the commercial properties surveyed, 15 were chosen for intensive-level survey due to appropriate age (50+ years), high integrity, or for known historical significance. Outbuildings can include sheds, garage, barns, and other structures. Often these buildings are neglected and in poor shape, seen as not as important as the primary building on a lot. However, outbuildings can help represent a town's past, and nine outbuildings were recognized as potentially eligible in Fairplay. Two other resources other than buildings were chosen for intensive-level survey.

Criteria Used in Evaluation

A contributing property is any resource in the study area which adds to the historical integrity or architectural themes of an area. For the purpose of this study, a property was determined to be a contributing resource if it was built on or before 1962, making it 50 years of age or older, and if it exhibits medium to high integrity. However, high social importance may override low integrity or age, meaning that the building is contributing due to local social significance *despite* a high degree of alteration or more recent construction date.

The properties with historical significance were marked for further documentation and evaluation via intensive survey in accordance with accepted methodology and criteria developed by the Colorado State Historic Preservation Office, featured in the *Colorado Cultural Resource Survey Manual*. Eligibility was determined using regulations set by the Park County Historic Register, the Colorado State Register of Historic Properties, and the National Register of Historic Places. For any designation program, the eligible property must retain physical integrity to convey the significance to which it is related. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

Park County Historic Register Criteria for Evaluation—potentially eligible historic resources must meet one or more of the following criteria and retain sufficient integrity to convey this significance:

- A. Property has historical significance related specifically to Park County history
- B. Property has architectural significance
- C. Property has cultural, economic, or social significance related specifically to Park County

history

State Register Criteria for Evaluation—potentially eligible historic resources must meet one or more of the following criteria and retain sufficient integrity to convey this significance:

- A. Property is associated with events that have made a significant contribution to history
- B. Property is connected with persons significant in history
- C. Property has distinctive characteristics of a type, period, method of construction or artisan
- D. Property is of geographic importance
- E. Property contains the possibility of important discoveries related to prehistory or history

National Register Criteria for Evaluation—potentially eligible historic resources must meet one or more of the following criteria and retain sufficient integrity to convey this significance:

- A. Associated with events that have made a significant contribution to the broad patterns 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 possess 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.

Age

The construction date range is very wide for the survey area, ranging from the 1870s to 2011.

__ buildings were constructed before 1901. __ buildings were constructed between 1901 and 1915. __ buildings were constructed between 1916 and 1930. __ buildings were constructed between 1931 and 1945. __ buildings were constructed between 1946 and 1960. Any buildings constructed after that date range are no longer eligible due to the age requirement of 50+ years. __ buildings were constructed between 1961 and 1975. __ buildings were constructed between 1976 and 1990. __ buildings were constructed between 1991 and 2012.



Age of resources

Eligibility

There were 257 properties evaluated during the survey. Of those resources, only the Old Fair-play Town Hall is potentially eligible for state or national designation due to its association with the Works Progress Administration. Fifty resources are potentially eligible for the Park County Historic Register for historical or architectural significance. Some of those resources may not be associated with significant history in Park County; the purpose of further survey at the intensive-level is to determine whether or not significance exists.

Architectural Style

Each resource was classified by an architectural style. The chart below displays architectural styles in the survey area.

Survey results showed that...

Building Types

Each resource was classified by a building type. The chart below displays building types in the survey area.

Survey results showed that...

Potentially Eligible Structures

(Note: Construction dates for many properties are based on County Assessor's records and have not been verified by historical research.)

Fifteen commercial or public buildings were identified as potentially eligible for individual designation.



400 Front Street: The old Town Hall is the only resource potentially eligible for state or national listing for its association with the Works Progress Administration. This structure is a priority as it was recently sold and is in danger of extensive alteration. The following buildings are potentially eligible for listing on the Park County Historic Register.



441 Front Street: The Odd Fellows Hall was built in 1873. It retains high integrity, as evidenced by historic photographs, and is one of the few brick structures in Fairplay. This building contains historical and architectural significance.



443 Front Street: Similar to its neighbor at 441 Front Street, this structure was built around the 1870s. Historic photographs show little has been altered on the structure and it too contains historical and architectural significance. It was once called the A.E. Jones Building and housed the Senate Saloon.



523 Front Street: According to the Assessor's Office, 523 Front Street was built in 1946 but it appears to be even older. A great example of False Front Commercial architecture with high integrity, the building was vacant for some time. The roof and exterior are showing signs of wear and will require maintenance in the near future.



530 Front Street: This 1874 building was historically used as a store, owned by Samuel Cohen. Cohen was a prominent member of Fairplay who served on town council, school board, as town mayor, and as a state representative. The building is another excellent example of False Front Commercial architecture and functions today as a thrift store.



532 Front Street: This False Front Commercial building is attached on the east side to another potentially eligible resource presumably built circa 1900. Although an addition was built on the east elevation, the building retains high integrity.



548 Front Street: Not much is known about this 1928 building, which was used as a gas station and exhibits brick quoins, a porte-cochere, and roof parapets.



401 Main Street: Constructed in 1935, this building once housed the Fairplay Family Store. The property has been vacant for several years. In danger of demolition, the building requires extensive work to be made accessible in a commercial capacity.



425 Main Street: A Rustic building with a striking wagon wheel fence, this vacant structure was constructed in 1934 according to Assessor's records. A rear addition was built but otherwise the building remains highly intact. A historic photograph from 1938 shows very little has been changed on this building.



523 Main Street: This law office is one of only a few highly intact buildings on Main Street and exhibits features common to buildings constructed circa 1900. Aside from the rear addition, little has been altered and the buildings architectural features are striking.



675 Main Street: 675 Main houses the law office of the county attorney. The windows were replaced and a rear addition constructed, but none of these alterations detract from the historical feeling of the building. The building is believed to have been moved from a nearby mining camp to its current location in the 1930s.



706 Main Street: The Brown Burro Café is an institution on Main Street. It was built in 1950 and has some slight alterations but remains significant for its social history to the town. The associated log building to the west, currently housing the Cream and Steam Restaurant, was possibly built as early as 1881.



730 Main Street: The 1938 building at 730 Main Street has been altered and includes a rear addition, but is highly significant as the only Moderne style building in the survey area. It is highly visible on the main thoroughfare in town. There has been some alteration to the building and additions to the north.



300 6th Street: The building at 300 6th Street is the manse for the Sheldon Jackson Memorial Chapel, located to the east. Built in the 1920s, the building has additions to the north and west sides, but the manse is highly significant for its social role in Fairplay history. It remains a good example of Rustic architecture.



422 Hathaway Street: The Masonic Lodge was constructed long before the assessor's date of 1939 and has historical significance. The true construction date is unknown at this time. The building is located just north-east of the Old Park County Courthouse.

Twenty-nine dwellings were identified as potentially eligible for individual designation on the Park County Historic Register. They were chosen for their appropriate age (50+ years old) and high integrity, as well as interesting or rare architectural features.



526 Front Street: This building was constructed circa 1900 and has been altered over time; however, those additions and modifications have gained their own significance.



609 Front Street: The exact construction date of this white clipped-gable residence is not known at this time, but the dwelling appears in a 1930s historic photograph. Furthermore, Sanborn maps show a dwelling on the site between 1886 and 1902. The residence was associated with the locally prominent Teter family.



610 Front Street: This blue vernacular residence was built in 1889. It was the house of China Mary, who was supposedly the only Chinese person allowed to live within the town of Fairplay rather than across the river to the south. She ran a hand laundry.



641 Front Street: The blue gabled dwelling at 641 Front Street was built in 1901 and retains high integrity, with some minor alterations to the exterior and a rear addition.



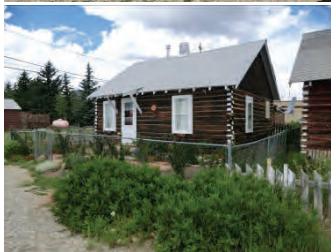
651 Front Street: This 1930 Carpenter Gothic dwelling possesses historical and architectural significance. This structure was used for some time as a gas station and was moved to its current location according to a local longtime resident, but the date of this relocation is unknown at this time.



704 Front Street: Built in 1948, this blue Craftsman dwelling may contain historical significance. It appears to exhibit medium to high integrity.



711 Front Street: This is a 1946 dwelling with rear additions that may contain significance. There is some minor wear to the building which may need repair soon.



130 and 140 8th Street: These two properties are a pair of log cabins built in 1934. They may contain historical significance and are interesting and unique as nearly identical, highly intact structures despite their age.



455 Main Street: This is a white stucco residence was built in 1921 according to assessor's records, but may be older. It may contain historical significance and a historic photograph from 1938 shows a few alterations to its form and appearance.



716 Main Street: This is a log cabin built in 1934. It is one of only a few intact residences on Main Street and may contain significance. It appears to have been altered somewhat but the dwelling retains high integrity.



400 Hathaway Street: 400 Hathaway Street is a dwelling on the corner of Hathaway and 4th Streets. It has been altered but remains highly intact and is likely older than the 1948 construction date listed in assessor's records.



500 Hathaway Street: This dwelling was built in 1909 and features historic windows. The porches have been enclosed, reflecting a trend in Fairplay to increase the amount of livable space in during the high country winters. The amount of Queen Anne detailing on the residence, such as coursed shingles in the roof gables, is rare in Park County.



201 Castello Avenue: Built in 1937, this white stucco residence may contain historical significance.



501 Castello Avenue: This white 1940 dwelling with red trim has been altered slightly but appears to have good integrity.



511 Castello Avenue: This white stucco residence features a large stone chimney and was built in 1911. It may contain historical and architectural significance.



550 Castello Avenue: The old hospital was built in the 1880s. It was first a residence, then used as the hospital from 1929 until 1965, and has been renovated to function as a multi-family residence. The building retains fair integrity as evidenced by historic photographs and is highly significant as the old Fairplay hospital.



700 Castello Avenue: The Paul-Teter House is a striking dwelling built circa 1874 possesses historical and architectural significance. The dwelling is well-known in Fairplay and was featured in a publication on Victorian era architecture.



490 Bogue Street: The dwelling at 490 Bogue Street was built in 1939 and has high integrity. Not much is known about the building but it may contain historical significance.



615 Bogue Street: This log cabin is located on a lot with a 1940s residence, but the exact construction date is unknown at this time. It exhibits high integrity and needs to be intensely researched.



506 Witcher Lane: Located at the far north end of the survey area, this 1944 log cabin may contain historical significance.



600 Clark Street: This dwelling is known as the Hall-O'Mailia House, built in 1876. It is the only Second Empire building in town and is associated with important families in the town's history; thus, it has historical and architectural significance.



230 3rd Street: 230 3rd Street is a white multi-family residence on the west side of town. The original section with a bay window was built in 1872 while later additions were built in the 1930s. Despite these alterations, the building appears to retain high integrity.



320 3rd Street: The lot at 320 3rd Street is set back far from the street through an aspen grove. The lot contains a 1937 dwelling in fair condition with high integrity, and three outbuildings in fair to good condition with high integrity including a front gabled garage, a large gabled shed, and a guest cabin with historic windows.



402 and 410 4th Street: These similarly designed houses have been minimally altered with rear additions and front porches. 402 was built in 1921 and has historic windows and 410 was built in 1928.



500 4th Street: The log cabin at 500 4th Street was built in 1901 and features historic windows. An addition was built on the south side of the dwelling but the cabin retains high integrity.

Nine outbuildings were identified as potentially eligible for individual designation on the Park County Historic Register. Outbuildings, such as garages or barns, are often overlooked but can be very significant resources in a town's history



Front Street Cabin: Not much is known about this building, located on Front Street. Setback far from the street, the building has seen some alterations and additions which have gained their own significance over the years. The frame building may be one of the older structures in town and needs to be further researched.



Outbuilding at 870 Hathaway Street: The residence at 870 Hathaway Street was built in 1936, but it is unknown when this outbuilding was constructed. It is a unique frame structure that is in poor shape and needs to be assessed for significance.



Outbuilding at 890 9th Street: This outbuilding of round log construction appears highly intact with no obvious alterations. The residence on the lot was constructed in 1928 but the constructed date of this outbuilding is unknown.



Outbuilding at 691 Main Street: The main structure at 691 Main Street was built in 1898 and its outbuilding is in good shape.



Barn at 630 Front Street: The residence at 630 Front Street was built in 1972, but the barn to the west of the residence is much older than that. The barn is in poor shape and needs to be further documented and researched.



Goat Barn on 2nd Street: The goat barn is a large structure located on an agricultural lot on the east side of 2nd Street. It is in poor, deteriorated condition, but hasn't been significantly altered since its construction.



Log Building on 2nd Street: This small, intact log outbuilding is located in the same agricultural lot as the Goat Barn. It is hard to see from the road but appears to have high integrity and is in good condition.



Outbuilding at 600 Castello Avenue: This outbuilding can not be seen well from the street, but it may have been constructed in 1865. It appears to be in very good condition.



Garage at 290 Main Street: According to the owner, this garage was built on the lot before the dwelling, a miner's cabin, was moved there from a mining camp. The garage is in good condition with high integrity.

Two “other resources” were identified as potentially eligible for individual designation on the Park County Historic Register. These resources are anything other than buildings.



531 Front Street: The 1931 Hand Hotel itself is not eligible for designation due to exterior alterations which have significantly altered its appearance, but the metal sign on its roof installed circa 1950 contains architectural significance and is a highly visible landmark in Fairplay.



Prunes Memorial: The Prunes Memorial was erected in the 1930s after the passing of the town's beloved Prunes, a burro who worked many mines in the Fairplay area. The memorial has seen little alterations and is a well-known fixture in a busy section of town.

Potential Historic Districts

A historic district is a specific area with defined boundaries, within which is a concentration of properties with a historical or architectural theme. An example of a historic district in Park County is the Shawnee National Register Historic District. Shawnee is an intact 1900s town that was promoted as a destination community by the railroad, and the buildings clearly exhibit a recognizable theme.

The survey did not identify any potential historic districts due to a lack of concentration of historic resources anywhere in the survey area as well as alterations to many historic properties and unsympathetic infill. This means that no congruous group of properties with similar age, theme, or significance was found in the survey area.

When looking at a map showing contributing and non-contributing resources on Front Street (right), there *does* appear to be a concentration of contributing properties. However, in order for a viable historic district to be identified, the area in question *must* have a historical or architectural theme.

For the contributing resources on Front, there is no common theme related to history or architecture. While many of the buildings are highly significant there is no common theme to link

the resources together as a possible historic district. Construction dates range from the 1870s to the 1960s, with several different architectural types ranging from residential Carpenter Gothic to Italianate False Front Commercial. Buildings are significant for prominent residents, social importance, or construction type. Integrity ranges from fairly low to very high. Though each reason for significance is equally important, there is no common theme that can be applied to each resource to identify a viable historic district. These resources can be designated individually at a local level, bringing each one recognition as a separate but equally important piece of Fairplay's past.



Contributing/non-contributing resources on Front Street

V. Recommendations

The historic resources survey contributes to the preservation of historic resources within the town of Fairplay. The results of the survey are intended to help educate property owners, surrounding communities, Park County staff, and municipal officials about the valuable historic resources within the town and how to care for them. A summary of recommended measures for Phase II of the project can be found below.

- I. The Office of Historic Preservation should document and intensively survey the historical background information of those properties chosen as potentially eligible for individual designation.
- II. The office should provide owners of potentially eligible properties with information on the benefits of designation, including grants and tax incentives, and assist with the nomination process.
- III. The office should use the information gathered during the survey to increase awareness of Fairplay's rich history. This may include developing exhibits around town and expanding the town's walking tour.
- IV. Public outreach must be a priority to educate property owners on the significance of historic buildings and the benefits of official designation on local, state, or national registers. This is crucial because listing on the Park County Historic Register is strictly honorary and owners of designated properties may alter their structures as they wish, sympathetic to historic significance or not. The Park County Office of Historic Preservation should be promoted as an asset to owners of historic properties so they may take advantage of tax incentives, grant opportunities, and free advice from the Park County preservation planner.
- V. A copy of this survey report and the survey findings should be made available online at the Park County Office of Historic Preservation homepage to promote the findings of the project and the efforts of the Park County Office of Historic Preservation.
- VI. Phase II of the survey can also include surveying the remaining buildings in Fairplay. Phase I of the project included only those properties within the designated study area, called the historic core of Fairplay. There may be more historic resources outside of the Phase I study area that need to be documented and considered for potential eligibility.

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Appendix A: Cultural Resource Survey Form



Park County Cultural Resource Survey Form

Survey Date: _____ Schedule Number: _____ Photograph Numbers: _____

Waypoint Number: _____ Estimated Construction Date: _____

ADDRESS _____

CURRENT USE/FUNCTION _____

SETTING/LOCATION AND ACCESS

PRINCIPAL ARCHITECTURAL STYLE _____

STORIES _____ **BUILDING PLAN** _____

FAÇADE Direction _____ ☐ Symmetrical ☐ Asymmetrical

FOUNDATION Material _____ Height _____

Basement Windows: ☐ Yes ☐ No Type _____

FOUNDATION NOTES

EXTERIOR WALLS **COLOR AND TYPE** _____

WOOD ☐ Vertical Siding ☐ Horizontal Siding ☐ Plywood/ Particle Board
☐ Log ☐ Shingle ☐ Shake ☐ Other _____

BRICK ☐ Common ☐ Running ☐ Flemish
☐ Stretcher ☐ Header ☐ English

STONE ☐ Ashlar _____ ☐ Rusticated
☐ Rubble ☐ Granite ☐ Sandstone ☐ Limestone
☐ Marble ☐ Slate

OTHER ☐ Stucco ☐ Concrete ☐ Terra Cotta ☐ Adobe
☐ Asphalt ☐ Asbestos ☐ Vinyl ☐ Aluminum
☐ Other _____

LOG FINISHES

☐ Unhewn
☐ Square hewn
☐ Rough hewn
☐ Half log
☐ Hewn half log
☐ Planked
☐ Milled Lumber
☐ Other _____

NOTCHING

☐ Saddle
☐ Square
☐ V-Notch
☐ Full dovetail
☐ Half dovetail
☐ Mortise & Tenon
☐ Lapped
☐ Nailed
☐ Corner Posts
☐ Other _____

WALL NOTES

ROOFS

Type ☐ Cross Gabled ☐ Front Gabled ☐ Hip-on-gable ☐ Side gabled ☐ Hip
☐ Truncated Hip ☐ Shed ☐ Flat
☐ Mansard ☐ Saltbox ☐ Gambrel ☐ Conical
☐ Monitor ☐ Other _____

Materials ☐ Wood Shingles ☐ Wood Shake ☐ Stone ☐ Tin
☐ Aluminum ☐ Stucco ☐ Terra Cotta
☐ Asphalt (Composition) ☐ Asbestos ☐ Adobe
☐ Vinyl ☐ Other _____

Perimeter Finish ☐ Exposed Rafter Ends ☐ Log ☐ Milled Lumber
☐ Eave overhang ☐ Slight ☐ Extensive
☐ Closed eave (no overhang)
☐ Boxed Eaves
☐ Flared Eave
☐ Rounded Eave
☐ Boxed Cornice ☐ Brackets ☐ Frieze ☐ Full Entablature
☐ Roof cresting
☐ Crenellation
☐ False Front
☐ Other _____

CHIMNEYS Number_____ Material(s)_____

Locations_____

DORMERS Number_____ Locations_____

Dormer Type(s) ☐ Gable ☐ Hipped ☐ Shed ☐ Eyebrow ☐ Segmental
 ☐ Other_____

ROOF NOTES

PHYSICAL CONDITION OF BUILDING

- ☐ Excellent
☐ Good
☐ Fair
☐ Deteriorated

DEGREE OF INTEGRITY

- ☐ High
☐ Medium
☐ Low

ADDITIONS/ALTERATIONS

PRIMARY FENESTRATION

TYPE	FRAME MATERIALS	STORMS/SCREENS
<input type="checkbox"/> Casement	<input type="checkbox"/> Metal	<input type="checkbox"/> Yes
<input type="checkbox"/> Single Hung	<input type="checkbox"/> Wood	<input type="checkbox"/> No
<input type="checkbox"/> Double Hung	<input type="checkbox"/> Other	Details_____
<input type="checkbox"/> Triple Hung		
<input type="checkbox"/> Fixed		
<input type="checkbox"/> Gothic		
<input type="checkbox"/> Patterned (Arts & Crafts/ Prairie)		
<input type="checkbox"/> Sliding		
<input type="checkbox"/> Other_____		

LIGHT PATTERNS _____ over _____ **OR** _____ by _____

SHUTTERS

- ☐ None
☐ Operable
☐ Decorative

OTHER WINDOW DETAILS

SECONDARY FENESTRATION

☐ Casement ☐ Single Hung ☐ Double Hung ☐ Triple Hung ☐ Fixed
☐ Bay ☐ Oriel ☐ Gothic ☐ Stained Glass ☐ Palladian
☐ Transom ☐ Sidelights ☐ Glass block ☐ Skylight

DETAILS

PRIMARY DOORLocation _____ ☐ Single ☐ Double Lights _____Type ☐ Boarded ☐ Paneled ☐ Arched ☐ FlatScreen door ☐ Yes ☐ No Details _____Transom ☐ Yes ☐ No Details _____Sidelights ☐ Yes ☐ No Details _____

OTHER DOORSURROUND DETAILS

SECONDARY DOOR(S)

DETAILS

PORCHES/HOODS

TYPE

☐ Hood
☐ Stoop
☐ Partial Width
☐ Inset
☐ Full Width
☐ Wraparound

STORIES

☐ Single story
☐ Two Story

LOCATION

☐ Primary Elevation _____
☐ Secondary Elevation _____
☐ Central
☐ Other _____

STEPS _____ ACCESSED BY _____

RAILING

☐ None
☐ Wooden
☐ Metal
☐ Other _____

COLUMNS

☐ No ☐ Yes Order/type _____

OTHER DETAILS

LANDSCAPING

- ☐ Trees _____
- ☐ Bushes _____
- ☐ Other Vegetation _____
- ☐ Retaining Wall _____
- ☐ Garden _____
- ☐ Water feature _____
- ☐ Stones/rocks _____
- ☐ Patio _____
- ☐ Other _____

OTHER LANDSCAPING ELEMENTS

- ☐ Fence ☐ Path/walkway ☐ Benches ☐ Lights ☐ Statues/Sculptures
- ☐ Other _____

OTHER DETAILS

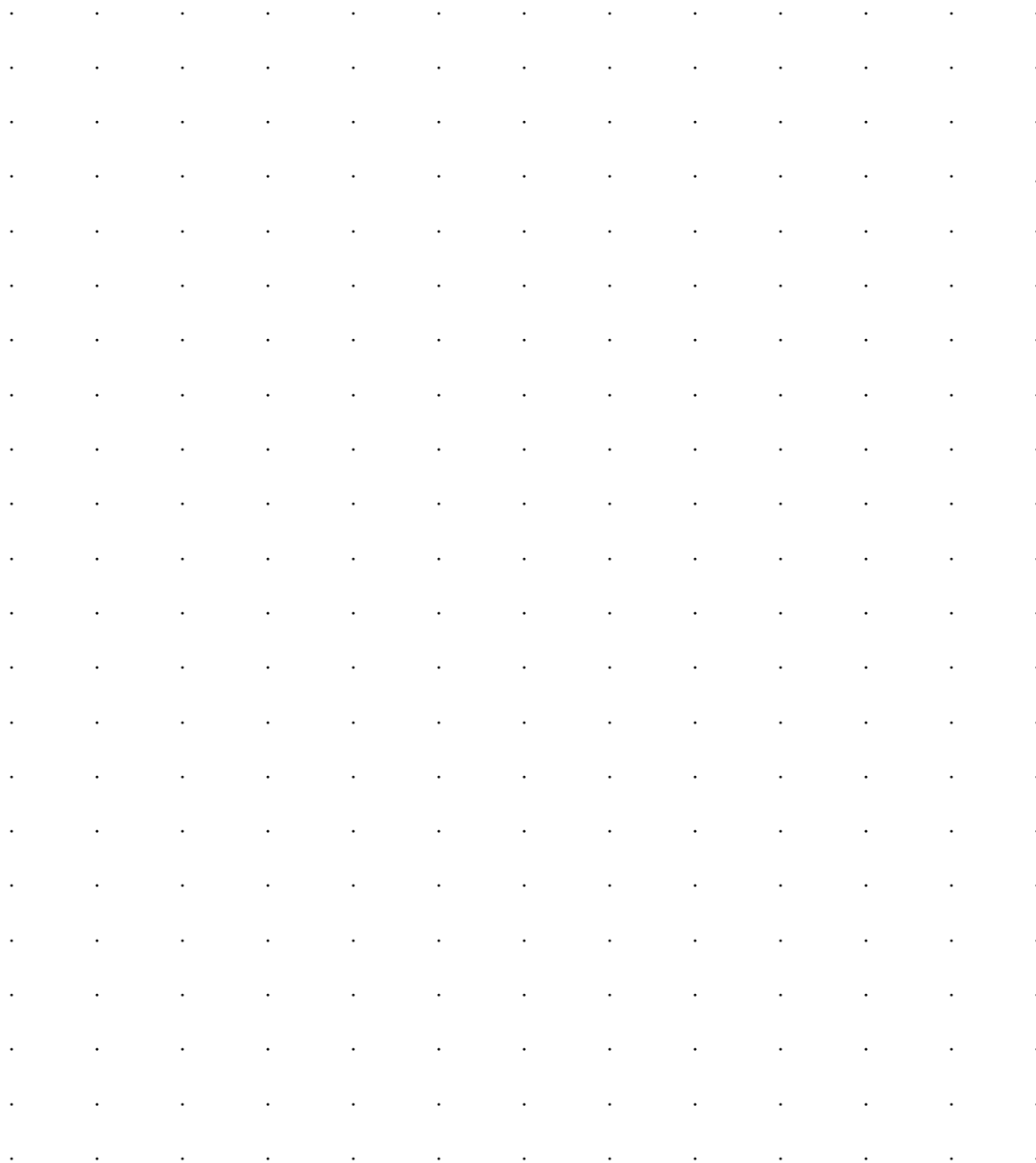
OUTBUILDING NOTES

- ☐ None ☐ Garage ☐ Shed ☐ Other _____

DETAILS

GENERAL NOTES

SITE SKETCH MAP



Survey Conducted By: _____

Appendix B: Survey Data

This section presents all data collection for properties in the survey area.

Tax Schedule Number	Address	Estimated Con- struction Date	Architectural Style	Integrity	Contributing
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Appendix C: Photographs Comparing Properties in Historic Photographs and 2012 Photographs

The surveyor studied historic photographs, available through the Park County Local History Archives. These resources allowed for the careful inspection of several structures to help determine construction dates, original uses, and alterations to original structures.



600 Hathaway Street
South Park Community Church/Sheldon Jackson Memorial Chapel
Historic Photograph: No date
Source: South Park Historical Foundation



700 Castello Avenue
Paul-Teter House
Historic Photograph: house in disrepair circa 1940s
Source: Park County Local History Archives



700 Castello Avenue
Paul-Teter House
Historic Photograph: September 1952
Source: Barbara J. Swanson



600 Clark Street
Hall-O'Mailia House
Historic Photograph: no date
Source: South Park Historical Foundation



600 Clark Street
Hall-O'Mailia House
Historic Photograph: no date
Source: South Park Historical Foundation



300 6th Street
The Presbyterian Manse
Historic Photograph: 1920s
Source: South Park Historical Foundation



520 5th Street
St. Joseph's Catholic Church
Historic Photograph: 1991
Source: South Park Historical Society



550 Castello Avenue
Old Hospital
Historic Photograph: 1965
Source: South Park Historical Society



550 Castello Avenue
Old Hospital
Historic Photograph: 1965
Source: South Park Historical Society



418 Main Street
Old Park County Courthouse
Historic Photograph: 1880s
Source: T.C. Miller photograph
Credit: Ed and Nancy Bathke Collection



401 Main Street
Old Park County Courthouse
Historic Photograph: 1910
Source: H.L. Hoyer photograph
Credit: South Park Historical Foundation



418 Main Street
Old Jail on Courthouse lot
Historic Photograph: no date
Source: Park County Local History Archives



441 Front Street
Odd Fellows Hall
Historic Photograph: c.1880s
Credit: Ed and Nancy Bathke Collection



443 Front Street
A.E. Jones Building/Senate Saloon
Historic Photograph: late 1800s
Source: South Park Historical Foundation



401 Main Street
Fairplay Family Store
Historic Photograph: mid-1940s
(looking at the former rear elevation of the building)
Source: Wilbur Lewis



500 Main Street
Fairplay-Valiton Hotel
Historic Photograph: 1920s
Sanborn Post Card
Source: Sanborn, Ltd.



531 Front Street
Hand Hotel
Historic Photograph: 1930s
Sanborn Post Card F-775
Source: Sanborn, Ltd.



526 Front Street
Fairplay Drug Store
Historic Photograph: July 4, 1904
Source: Philip A. McKee and Family



425 Main Street
Vacant Commercial Building
Historic Photograph: 1938
Creator: Muriel Sibell Wolle



455 Main Street
Dwelling
Historic Photograph: 1938
Creator: Muriel Sibell Wolle



609 Front Street
Dwelling
Historic Photograph: 1958
Creator: Muriel Sibell Wolle



Front Street
Prunes Memorial
Historic Photograph: 1930s
Source: Fairplay Walking Tour

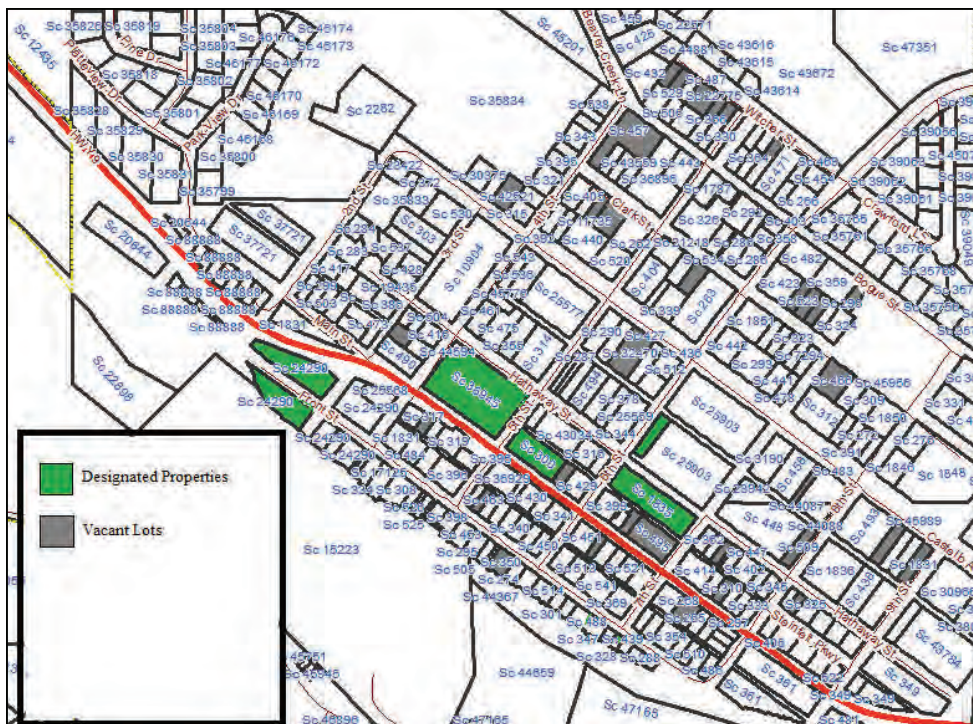


Front Street
Prunes Memorial
Historic Photograph: 1930s
Source: Fairplay Walking Tour

Appendix D: Maps



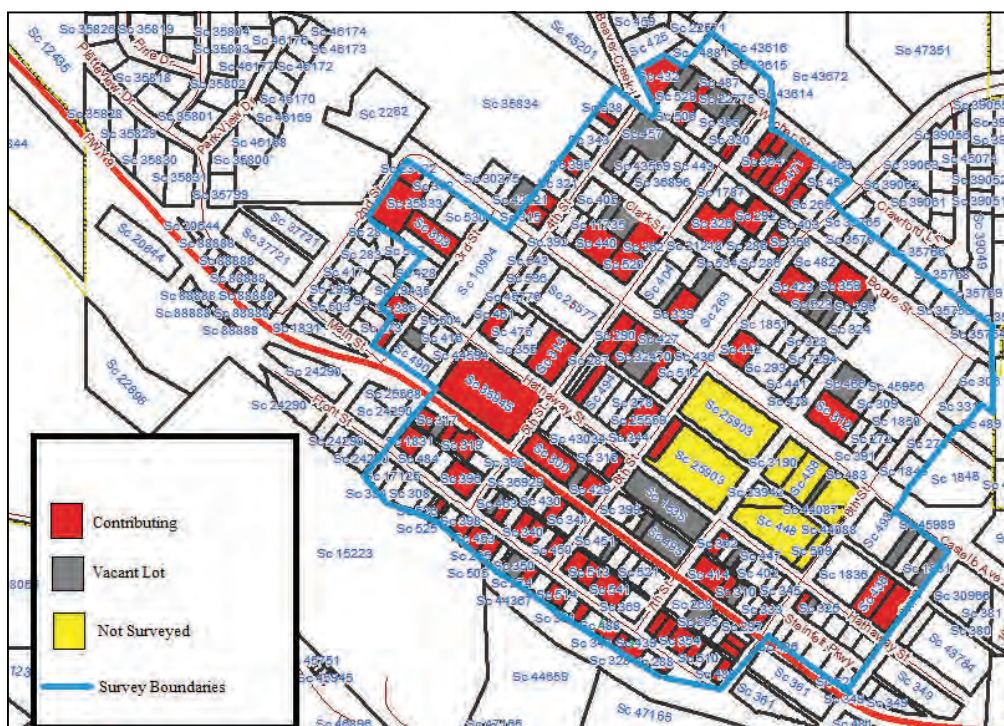
Survey Boundaries



Designated Properties



Potentially Eligible Resources for Individual Designation



Contributing Properties

Appendix E: Glossary of Preservation Terms

This reports contains terms relevant to the historic preservation field that the reader may need defined.

Adverse Effect: This is a result of a project that in any way alters the defining characteristics of a property to the extent that the historic integrity of the structure is diminished. An adverse effect can be physical damage to the structure, noncompliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, incompatible intrusions, or neglect and deterioration.³³

Certified Local Government: A city or town that has met certain standards to allow participation in specific National Historic Preservation Act programs.³⁴ CLG governments are able to develop their own standards for practicing historic preservation locally.

Grants: Properties listed on the Park County Historic Register are eligible to apply and compete for state and local preservation grants. The State Historical Fund provides grants throughout Colorado, with funds supplied through gaming tax revenues. Park County also supplies smaller matching grants for preservation projects which are completed locally. These grants greatly reduce the costs associated with properly rehabilitating a historic property and the Park County Office of Historic Preservation can assist interested, eligible owners through the grant application process.³⁵

Historic District: A specific area with defined boundaries within which is a concentration of properties with a singular architectural style or historical theme.³⁶

Integrity: The ability of a property to properly convey its historic significance is known as integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.³⁷

National Register of Historic Places: The Register is the official list of the Nation's most significant and worthy historic resources. This list includes districts, sites, buildings, structures, and objects which exemplify American history, architecture, archaeology, engineering, and culture.³⁸

Park County Historic Preservation Advisory Commission (PCHPAC): This organization is a seven member board of citizens appointed by the Park County Board of County Commissioners. Members have a broad base of knowledge, including history, real estate, archaeology, construction, and transportation. Duties of the Commission include advice and guidance regarding historic resources surveys, collection of historic information, reviewing alterations or repairs on historic properties, and reviewing requests for historic designation.³⁹

Park County Historic Register: A property on the local register is publically recognized as an important piece of Park County's history. Listing is strictly honorary, meaning there are no re-

strictions placed upon the owner; the property owner is able to sell, alter, move, or demolish the property as they choose despite official recognition on the register. However, listing does provide advantages for the owner, including free technical advice from the county preservation planner, access to state and local grants, access to state and federal tax credits, and leniency on meeting current building code requirements. There is no fee for designation, owners are not required to restore or preserve their historic property, and owners are not required to allow public access to their historic property.⁴⁰

Tax Credits: Tax incentives can help alleviate the costs associated with property rehabilitating a historic property and there are currently three different types of tax credits available to owners of historic properties on the Park County Historic Register.⁴¹

Significance: A property has significance if it provides meaning as a place that defines the shared historical and cultural heritage of citizens. Properties that may show significance include structures, objects, cemeteries, sites, landscapes, and districts. A significant property may be associated with an important person or event, notable as the only one of its kind, or exemplary of community development or construction techniques.⁴²

Endnotes

1. "An American Invasion," ch. 3.
2. *Park County Historic Context*, p. II-8
3. *Park County Historic Context*, p. II-8
4. *Park County Historic Context*, p. II-8
5. *Park County Historic Context*, p. II-34
6. *Park County Historic Context*, p. II-35
7. *Park County Historic Context*, p. II-34
8. *Fairplay Sentinel*, April 1873
9. *Park County Historic Context*, p. II-35
10. *Park County Historic Context*, p. II-36
11. *Park County Historic Context*, p. II-36
12. *Park County Historic Context*, p. II-38
13. *Park County Historic Context*, p. II-37
14. *Park County Historic Context*, p. II-40
15. *Park County Historic Context*, p. II-38
16. *Park County Historic Context*, p. II-38
17. *Park County Historic Context*, p. II-43, II-44
18. *Park County Historic Context*, p. II-51
19. *Park County Historic Context*, p. II-56
20. *Park County Historic Context*, p. II-59
21. *Park County Historic Context*, p. II-62
22. *Guide to Colorado Historic Places*, p. 181
23. *Guide to Colorado Historic Places*, p. 181
24. *Guide to Colorado Historic Places*, p. 182
25. "Colorado Architects Biographical Sketch for Frank W. Frewen Jr."
26. "Lewis W. Lewis—KS-Cyclopedia—1912"
27. "Architects of Colorado Biographical Sketch for William N. Bowman"
28. "Glenarm Branch, Denver Young Men's Christian Association: Historical and Descriptive Data"
29. "Architects of Colorado Biographical Sketch for William N. Bowman"
30. Summer Saloon National Register Nomination, p. 3
31. *Fairplay Flume*, Thursday, 13 Sept. 1900, p. 3.
32. *Fairplay Flume*, Thursday, 13 Sept. 1900, p. 3.
33. Advisory Council on Historic Preservation
34. Preservation Nation Glossary of Terms
35. Preservation Nation Glossary of Terms
36. *Frequently Asked Questions About Park County Historic Landmark Designation*
37. Preservation Nation Glossary of Terms
38. National Register Bulletin: Guidelines for Evaluating and Documenting Historic Aids to Navigation to the National Register of Historic Places
39. Preservation Nation Glossary of Terms
40. *Frequently Asked Questions About Park County Historic Landmark Designation*, p. 1
41. *Frequently Asked Questions about Park County Historic Landmark Designation*, p. 1-4
42. "How to Apply the National Register Criteria for Evaluation"