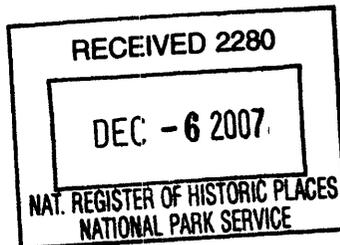


United States Department of the Interior
National Park Service



1395

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 Fairplay Hotel

other name/site number 5PA57

2. Location

street & number 500 Main Street N/A not for publication

city or town Fairplay N/A vicinity

state Colorado code CO county Park code 093 zip code 80440

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mark Wolfe Signature of certifying official/Title Deputy SHPO Date 11/28/07

Colorado Historical Society, Office of Archaeology and Historic Preservation
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:)

Edson H. Beall Signature of the Keeper Date of Action 1.16.08

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/hotel

Current Function

(Enter categories from instructions)

DOMESTIC/hotel

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER/Rustic

Materials

(Enter categories from instructions)

foundation STONE

walls WOOD/shingle

roof ASPHALT

other STONE

Narrative Description

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

National Register of Historic Places Continuation Sheet

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Fairplay Hotel, Park County, Colorado

Narrative Description

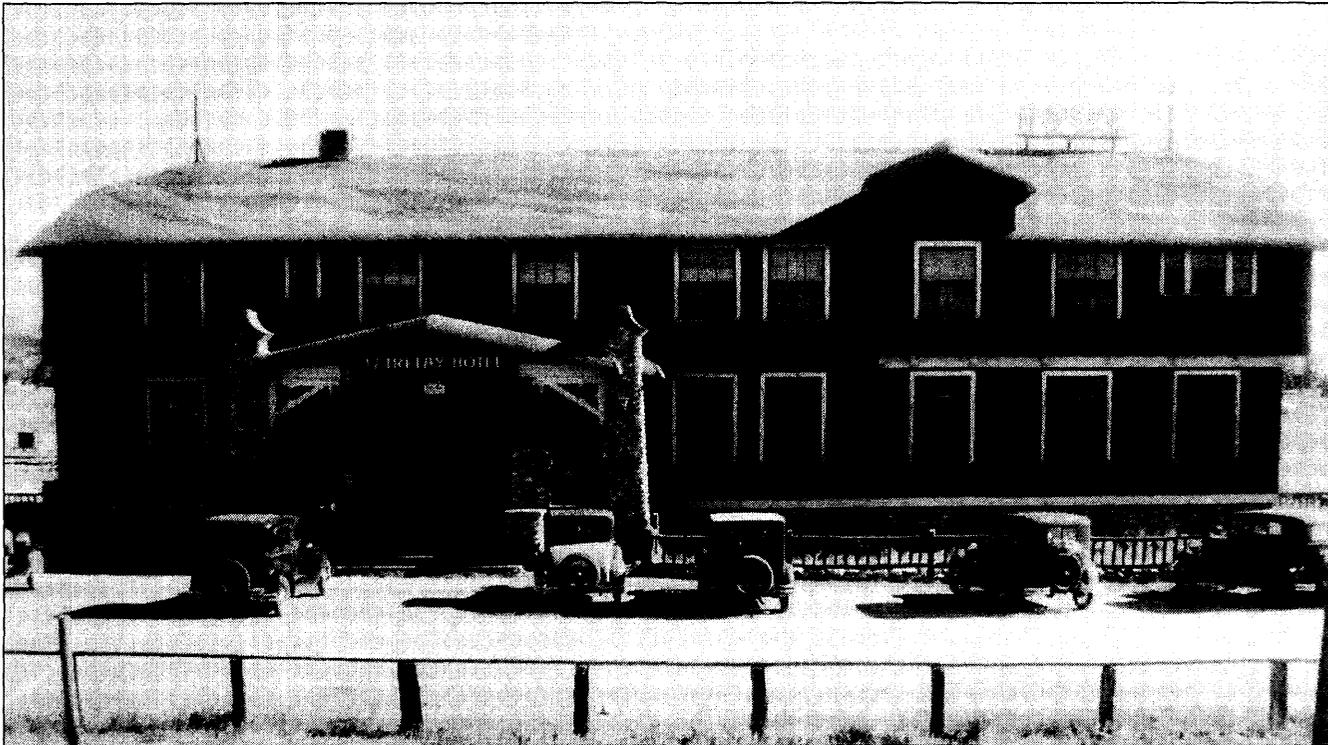


Figure 1. This circa early 1930s image presents a good view of the front of the hotel, with visitors' cars parked along the adjacent highway and with a tennis court (net and post at left) in the foreground, where the Park County Administration Building is now located. SOURCE: David Meredith, Fairplay Hotel, photographic collection.

The Fairplay Hotel is a two-story Rustic style building in the heart of Fairplay, a historic mining town in central Colorado, eighty-five miles southwest of Denver. Located in the high mountain valley known as South Park, Fairplay is the county seat of Park County. The 1922 hotel, designed by prominent Denver architect William N. Bowman, consists of a main north-south wing intersected at the north end by an east-west wing, creating an L shape. The building has walls clad with evenly coursed wood shingles above a plain board water table and a raised concrete and river rock foundation. The same stone is found on the piers and base of the single-story porch and the chimneys. The broad, clipped gable roof of the hotel has asphalt shingles laid in picturesque false thatch that curves over the eaves, as well as deep overhangs. Located immediately adjacent to State Highway 9 (Main Street) at the corner of 5th Street and occupying three town lots, the hotel is a prominent landmark for travelers through the region. The National Register-listed 1874 Park County Courthouse occupies the block to the north, while the current county administration building lies across Main Street to the west. The exterior space partially enclosed by the rear wing is landscaped with grass and has small aspen trees along the western edge and a wood privacy fence on the east near the alley. A small grassy area at

National Register of Historic Places Continuation Sheet

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Fairplay Hotel, Park County, Colorado

the northwest corner of the building includes two trees and an advertising sign inside a split-rail fence. South of the hotel is an unpaved parking lot.¹

Front (West)

The front (west wall) of the hotel extends for approximately 100 feet along Main Street in a main north-south wing (Photograph 1). A one-story, front gable roof, open porch is located toward the north end of the front wall (Photograph 2). A small vertical neon sign reading "HOTEL" projects from the apex of the porch gable. The porch features false thatch roofing pierced at each end by battered river rock piers with pointed concrete caps. Large triangular wood brackets with decoratively-shaped centers and pendants support the cross-beam of the porch gable, which displays half-timbering. A rustic-work peeled log balustrade extends between short river rock piers flanking the porch entrance and the tall corner piers. The base of the porch displays the same river rock, as do the sidewalls flanking concrete steps with wrought iron handrails. The porch deck and steps are concrete, with the surface inscribed to resemble stone. A projecting entrance vestibule is accessed through double French doors surmounted by a three-light transom. The interior of the vestibule has a concrete floor, textured stucco walls, and a wood ceiling with hanging light. The vestibule leads to the original exterior double wood doors with slanted tops, divided-light glazing in the upper part, and decoratively-shaped panels. A divided-light transom accommodating the slanted tops of the doors is above the entrance.

North and south of the vestibule on the porch are large, paired, Craftsman style windows with upper sashes with geometric mullion designs over single-light sashes. These windows are found on all walls of the first story, while the upper story windows are predominantly Craftsman style three-over-one light (only windows differing from this pattern are separately described in the discussion below). The windows have wide wood surrounds. There is one window on each story north of the porch. Above the porch are one small one-over-one-light window and two full-size windows, while south of the porch there are two vertically aligned windows on each story. Further south is a bay with a slightly projecting upper story and, at its north end, a gabled roof wall dormer extending above the main roof. There are small decorative wood brackets along a board belt course dividing the stories. Three windows aligned vertically are on each story of the bay, with the southernmost window of the upper story being tripartite, with a four-over-one-light window flanked by two-over-one-light windows.

South

The foundation of the south wall of the north-south wing is river rock on the west half and painted concrete on the east half (Photograph 3). The first story has three windows. There is a board belt course, and the upper story projects slightly outward, with the overhang featuring decorative brackets. The second story has (from west to east) a three-over-one-light window, a short single-light window, a

¹ Main Street is actually oriented northwest-southeast at a forty-five degree angle from true north; for simplicity and in accord with local usage, the front (Main Street side) of the hotel is considered the west wall of the hotel and the 5th Street side the north wall. True camera directions are specified in the photographic log.

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Fairplay Hotel, Park County, Colorado

paneled door facing a metal fire escape, a three-over-one-light window, and two satellite dishes. Near the top of the gable face is a rectangular louvered vent opening.

Rear

The rear of the hotel includes the east wall of the main north-south wing, as well as a projecting east-west wing at the north end (Photograph 3). On the rear, the building has a painted concrete foundation. The fenestration of the north-south wing includes five windows on the first story. The second window from the south end is boarded up and the northernmost window is shorter than the others. The second story has five windows aligned with those of the first story (including one boarded up and one shorter window). There is a three-over-one-light staircase window at an intermediate level near the north end of the wall.

The south wall of the east-west wing is divided by a wide, full-height, rectangular, painted brick chimney slightly east of its center (Photograph 4). There is also a short red brick chimney near the east end on the south roof slope. The first story, west of the chimney, has a triple window flanked by single windows. East of the chimney are three shorter three-over-one-light windows, with the eastern two covered by security grilles. The second story, from west to east, features three windows west of the chimney and two to the east. The east end of the wall on the second story has a band of three six-light casement windows that wrap around the corner on the second story and a small opening with vertical board door and a satellite dish below.

The east wall of the east-west wing has a painted concrete foundation with a door facing a concrete stoop near the center (Photograph 4). There are two inset basement windows north of the door (one six-light and one boarded up) and one window to the south (covered with wire mesh filled with a ventilator). The first story has a projecting box vent above the door and paired four-light windows and a small one-over-one-light window further north. At the north end of the first story is the east wall of a one-story 1984 addition, which is blank except for a circular ventilator near the roofline. The clipped gable roof above the east wall has eaves with false thatch. A shed roof hood extending from the center of the gable shelters triple windows with geometric mullions on the second story. Bands of six-light casement windows (five to the south and three to the north) at each end of the upper story wrap around the corners. Two window openings at the north end have been filled in with horizontal boards. The window bands are sheltered by hipped roofs with overhanging eaves and exposed rafters.

North

The 101-foot north wall faces 5th Street and has a projecting one-story component along the eastern two-thirds of the building (Photograph 5). The east end of this component consists of a 1984 addition to the original sunroom on the west. The addition has a painted concrete foundation, while the original sunroom has a river rock foundation. The entire projection has a board water table, wood shingle walls, and false thatch roofing. There are three horizontal single-light windows on the north wall, and an angled wall at the northwest corner has paired single-light windows. The west wall of the projecting component has a small two-light window, and there is a partially enclosed shed roof porch

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Fairplay Hotel, Park County, Colorado

with log support with angled brackets, a concrete base, and steps flanked by river rock sidewalls with concrete caps. An entrance with a paneled door is on the north wall of the porch. West of the projecting component, the first story has a river rock foundation and includes paired six-over-one-light windows and two windows with geometric mullions over single lights.

The upper story above the one-story projection has a band of three six-light casement windows at the northeast corner, with paired three-over-one-light windows further west. At the center of the wall behind the original sunroom is a tall, tapered, full-height, river rock chimney, and there are two three-over-one-light windows flanking the chimney on the east and a three-over-one-light window and a narrow two-over-one-light window toward the west. The clipped gable end of the north-south wing projects outward slightly on the second story at the west end of the wall and has a board belt course with decorative brackets. There are a narrow two-over-one-light window and three three-over-one-light windows on the upper story.

Interior

The interior of the hotel retains many historic elements, including a lobby with maple floor. A number of features are composed of dark wood, including square columns, boxed beams across the ceiling, crown molding, door surrounds, and other trim. There is a stone fireplace with hand-hewn wood mantel and a marble lintel above the firebox on the north wall of the lobby (Photograph 6). At the southeast corner of the lobby is the staircase to the upper story, which features an Arts and Crafts-influenced balustrade with alternating square balusters and decoratively turned ones (Photograph 7). The stairs turn at an intermediate landing and include four newel posts. The east wall of the lobby has a wide double door entrance into the dining room and a window with a grille designed in the same motif as the staircase balustrade.²

The dining room also has square columns and boxed ceiling beams, as well as a maple floor and dark wood trim and doors (Photograph 8). The south and west walls have dark wood wainscot. There is a river rock fireplace on the north wall with a segmental arched firebox that passes through to the adjacent lounge. There are French doors on either side of the fireplace leading to the lounge (the original sunroom).

The lounge features an elaborate 1880s Brunswick bar, with columned and mirrored back bar and barstools, that was fabricated in St. Louis (Photograph 9). The bar, originally installed in a saloon in Alma, Colorado, was brought to the hotel after the end of Prohibition. Redwood paneling in the lounge came from a railroad water tank on Boreas Pass and was installed about 1949 after a fire. The lounge has a wood floor and a river rock fireplace with wood mantel.

² The large original registration desk was removed in the late 1940s in order to provide more room in the lobby. Bruce Hand, who worked as a bellhop and otherwise assisted around the hotel, recalls helping his father build furniture for the guest rooms of the hotel in the 1946-47 period. His father cut "quaking aspen" trees and dried the wood in the hotel basement for two years before working with it. Bruce Hand, Arvada, Colo., Telephone Interview by Thomas H. Simmons, 23 August 2007.

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Fairplay Hotel, Park County, Colorado

Alterations

The vestibule projecting on the porch was built after the mid-1960s, based on a historic postcard view. The fenestration of the original sunroom on the north was altered when the lounge was created after Prohibition in 1934. Redwood in the lounge was installed about 1949. The one-story addition to the sunroom on the north was built in 1984; the original open porch at the west end of the original sunroom was partially enclosed after the mid-1960s. Horizontal boards cover two window openings on the second story of the east wall of the east-west wing. Other alterations include remodeling of a window into a door on the south wall of the north-south wing and the addition of a metal fire escape. Some windows are boarded up. On the interior, the total number of guest rooms has been reduced, and some areas, such as the restrooms, have been remodeled.



Figure 2. Four visitors to the Fairplay Hotel pose on the front porch in this 1920s view. The original front doors (shown here) are still present inside the vestibule. SOURCE: David Meredith, Fairplay Hotel, photographic collection.

8. 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.

Narrative Statement of Significance

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

Narrative Statement of Significance

9. Major Bibliographical 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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

COMMERCE

SOCIAL HISTORY

Period of Significance

1922-1958

Significant Date

N/A

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bowman, William N.

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Park County Local History Archive, Fairplay, CO

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Fairplay Hotel, Park County, Colorado

Statement of Significance

The 1922 Fairplay Hotel is significant under Criterion A in the area of Commerce for its important role as the largest and longest-lived hotel in town. From its opening in 1922 to the present day, the hotel has provided accommodations and meals for travelers, tourists, sportsmen, workers, and the local community. A group of prominent Park County citizens joined together to erect the building after a previous hotel on the site burned. The hotel is also significant under Criterion A in the area of Social History. With ample public rooms and a central location, the Fairplay Hotel has been the setting for a variety of meetings and community functions, including gatherings of livestock, fraternal, and other local organizations, dances bringing together members of the town and the outlying agricultural areas, high school graduation banquets and ceremonial dinners, wedding receptions, and other celebrations.

The building is eligible under Criterion C in the area of Architecture as a well-preserved example of Rustic style design, popular for tourist lodges and hotels in mountain towns of Colorado during the early twentieth century. The Rustic style is reflected in the building's clipped gable roof with false thatch, wood shingle walls, and river rock foundation, chimneys, and porch details. The gabled dormer, overhangs supported by brackets, and porch with battered stone piers with concrete caps reflect popular Arts and Crafts-influenced features employed in Rustic style buildings, as do the windows with geometric mullions and those with divided upper lights. The rustic-work porch balustrade is also an element of the style. The hotel is also significant under Criterion C as an example of the work of master architect William N. Bowman. Bowman (1868-1944) practiced in Denver from 1910 to 1944 and produced buildings throughout Colorado and adjacent states. His most notable designs included major edifices in downtown Denver, such as the Mountain States Telephone and Telegraph Building (listed in the National Register), the Continental Oil Building, and the State Office Building. Bowman worked on several hotels and apartment buildings in the capital city, but none was designed in the Rustic style. The period of significance for the hotel extends from 1922 (the year the hotel was completed and began operations) to 1958 (a point fifty years ago, in keeping with National Register requirements).

Construction of the Fairplay Hotel

Although the current building was completed in 1922, a hotel has been located on this site, a block east of Fairplay's principal commercial street on the road to Alma, since 1873. Known originally as the Valiton Hotel, the hostelry was subsequently called the McLain Hotel, the Vestal House, the Bergh House, and the Radford House. Abraham Bergh owned the property from about 1877 to 1897, when Mrs. Susannah Harris Young purchased the building and undertook extensive interior improvements. The two-story frame Hotel Windsor, as it was henceforth known, was lauded by the *Fairplay Flume* as "without a peer in any town the size of Fairplay and many larger towns cannot

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Fairplay Hotel, Park County, Colorado

show its equal.”³ When Mr. and Mrs. William H. Hunter of Alma acquired the hotel in 1911, the *Flume* elaborated on its significance for the town:

There is nothing of more importance to any community than a first-class hotel; especially [sic] is this true of a town like Fairplay where there is so much transient, mining, ranch and resort business. Our mining, ranch, resort, good roads, beautiful scenery and good fishing is destined to make South Park one of the favorite of Colorado’s many play-grounds. We have the God-given attractions and it is merely up to us to do our part to bring beautiful success.⁴

Fires proved calamitous for buildings in Fairplay, including its hotels. The Hotel Windsor suffered an early fire from which it recovered, but, in mid-1921 a conflagration forced its closure. Local citizens moved quickly to replace the hotel, perhaps reflecting the importance of such a facility noted in 1911 by the *Flume*. Agnes H. Slater purchased the Hotel Windsor parcel from William Hunter for \$5,500 in June 1921. In 1916 she had married local “sheep king” George H. Slater, and they lived on one of his ranches near Como. The son of Park County pioneer and Denver real estate investor Seth S. Slater, George was an attorney who had represented the county in the state legislature and operated the Slater Investment Company. On 15 August 1921, the Fairplay Hotel Company organized, with \$30,000 in authorized capital stock and the following incorporators: Agnes H. Slater, L.M. Gwinn, and Thomas G. Burke. Lawrence M. Gwinn was a physician, and Thomas Burke, the company’s secretary, was an attorney. The first board of directors hailed from the Fairplay-Como area and included the three incorporators, plus Herman Bergstrand and John D. Buyer. Herman Bergstrand, the hotel firm’s president, was a Swedish immigrant who came to Park County in 1891 and became the president and manager of Fairplay Motor and Livery. John Buyer, a German immigrant, was a local farmer.⁵

Preparations for construction of the new Fairplay Hotel were underway in late August 1921. The *Flume* reported that “survey was made Wednesday [31 August] for the new hotel, excavation will be started next week.” By 9 September, the newspaper stated that “work is progressing favorably on the new hotel.” On 17 September, the Fairplay Hotel Company formally bought the hotel site from Agnes Slater for \$500. The 21 October issue of the *Flume* noted that “the cement work on the new hotel has been completed and they are making good progress on the super-structure.” Work continued through

³ *Fairplay Flume*, 5 March 1897, 3; *Ute Pass Courier*, 3 January 1966, 16; *Colorado State Business Directory*, 1878; Hazel Standeven, letter to South Park Historical Museum, 19 October 1994; *Mountain Independence*, 1 May 1996, 2, Newspaper Clipping, Denver Public Library, Western History and Genealogy Department.

⁴ Mr. and Mrs. William H. Hunter of Alma were the new owners. *Fairplay Flume*, 1 September 1911, 1.

⁵ The Hotel Windsor was still operating in March 1921; the fire occurred between that date and mid-August. There is a gap in available microfilm coverage of the *Flume* for that period. Fairplay Hotel Company, articles of incorporation, executed 15 August 1921, filed 9 September 1921, in the files of the Park County Clerk and Recorder, Fairplay, Colorado; *Rocky Mountain News*, 26 June 1966, 29; *Fairplay Flume*, 23 September 1904, 3; 18 November 1910, 1; 31 March 1911, 4; 16 July 1915, 1; 6 June 1922, 1; and 1 September 1922, 1; Fairplay Motor and Livery Company, bill to Park County, 2 April 1917 and Subject Files, Park County Local History Archive, Fairplay, Colorado; U.S. Census Bureau, Census of Population, 1920, manuscript returns, Park County, Colorado; George H. Slater, World War I draft registration card, 12 September 1918, accessed on Ancestry.com.

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Fairplay Hotel, Park County, Colorado

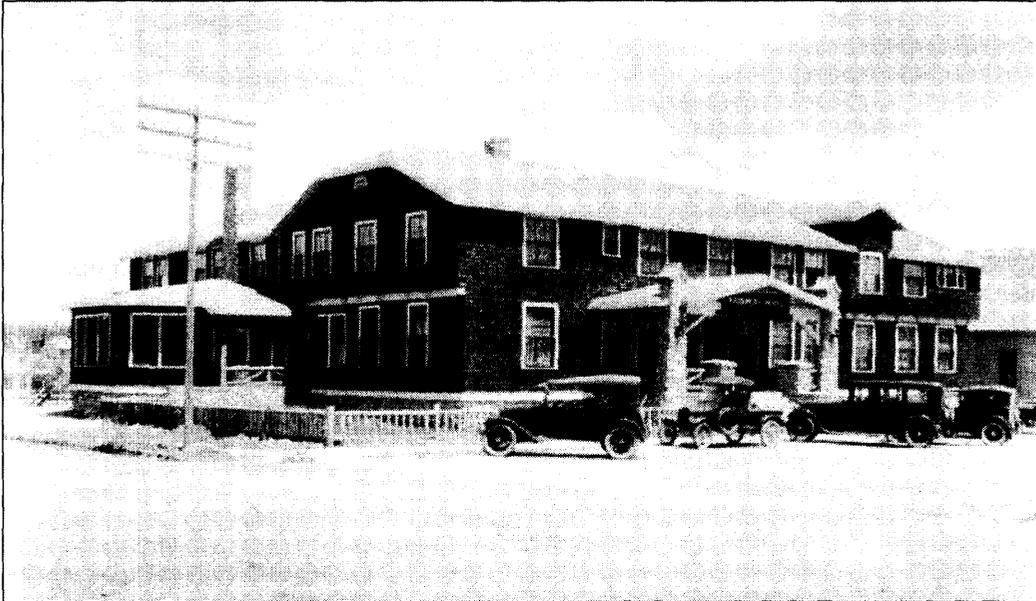


Figure 3. Denver photographer L.C. McClure documented the appearance of the hotel in these two images. The front and north wall of the building are shown in this photograph. Note the original configuration and fenestration of the one-story sunroom at the left. SOURCE: Denver Public Library, Western History and Genealogy Department, L.C. McClure photograph, image number MCC-4233, circa 1925.



Figure 4. A portion of the lobby, the main stairs to the second story, and the registration desk (no longer extant) were captured in this mid-1920s view. SOURCE: Denver Public Library, Western History and Genealogy Department, L.C. McClure photograph, image number MCC-4232.

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Fairplay Hotel, Park County, Colorado

the winter, and, by mid-March 1922, the building was "rapidly nearing completion." The hotel opened to the public in early June with a Chamber of Commerce banquet and dance. The *Flume* opined that "the supper to be given that night will be first-class and no expense spared. The house has been completely furnished in a tasteful manner reflecting credit on the management." Unfortunately, the laconic newspaper did not describe the building upon its opening. The total cost of the hotel was not stated, but a 1923 foreclosure suit, with the architect and contractors as plaintiffs, sought \$26,892 from the hotel company.⁷

Architect William N. Bowman and the Rustic Style

William N. Bowman of Denver served as the architect of the hotel. Bowman may have visited the construction site in early September 1921, when he inspected progress on another of his projects, a new school auditorium in nearby Breckenridge. Arnold Brubacher performed some of the carpentry work for the hotel. Bradbury Brothers Heating Company (George L. and John L. Bradbury, co-partners) and plumber Francis S. Cullyford of Denver were also involved in its construction.⁸

William N. Bowman, born in Carthage, New York, in 1868, came to architecture through the carpentry and construction trade. He worked in various occupations in Detroit, Grand Rapids, Indianapolis (where he had an architectural practice for eighteen years), and Cincinnati, before moving to Denver in 1910 and working as an architect for more than thirty years. A partial list of his Denver projects includes such important work as the Mountain States Telephone and Telegraph Building, the Continental Oil Building, the Denver Theater, the State Office Building, portions of the Gates Rubber Company plant, and a number of buildings for Denver Public Schools, including the Administration Building, Colfax School, and Byers and Cole junior high schools. He also designed many buildings in other parts of Colorado, including the Weld, Jackson, and Montrose county courthouses; high schools in Fort Collins, Longmont, Fort Morgan, and Greeley; and several buildings at the Adams State Teachers College in Alamosa. Several of Bowman's designs are listed in the National Register. Bowman died in Denver in 1944 at the age of seventy-six. The *Rocky Mountain News* obituary concluded that he "made an enduring mark on the Denver skyline as designer of many of the city's finest buildings."⁹

Bowman employed the Rustic style for the hotel, a design appropriate for its 9,950-foot elevation in Fairplay, a mining town located nine miles east of the rugged mountains of the Mosquito Range. Rustic design in the United States had its origins in smaller-scale country houses of the early nineteenth century, principally as applied to garden structures, according to interior designer and historian Paul Duchscherer. The aesthetic reflected a Romantic response to the rapid

⁷ Agnes Slater paid \$5,500 for the property in June 1921; she sold the property for \$500 to the company in September. *Fairplay Flume*, 2 September 1921, 1; 9 September 1921, 1; 21 October 1921, 1; 17 March 1922, 1; 26 May 1922, 1; and 9 June 1922, 4; [Hugo, Colo.] *Range Leader*, 20 May 1922, 3; *Summit County Journal*, 3 September 1921, 1.

⁸ [Hugo, Colo.] *Range Ledger*, 20 May 1922, 3; *Fairplay Flume*, 6 July 1923, 1.

⁹ Colorado Historical Society, Office of Archaeology and Historic Preservation, William N. Bowman, Colorado Architects Biographical Sketch, 20 May 2004; *Rocky Mountain News*, 25 October 1941, 10 and 29 August 1944, 16; *Denver Post*, 29 August 1944, 1; *Men and Women of Colorado Past and Present* (Denver: Pioneer Publishing Co., 1944), 28; Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and Its Architects, 1893-1941* (Denver: Historic Denver, 1982), 191-92.

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Fairplay Hotel, Park County, Colorado

industrialization of the period in its idealization of nature, especially wilderness. The Adirondack style, a regional vernacular form of Rustic architecture drawing its name from a mountain range in northern New York, was popularly adopted for the design of hotels, camps, and cabins in the late nineteenth century. Elements of the style included the use of native materials appropriate to the natural setting, such as log, stone, and wood shingles; wide overhangs and broad porches; picturesque massing; and rustic-work, including the incorporation of materials such as tree branches and uncut stone. Colorado's many mountain communities, dude ranches, and tourist attractions provided abundant opportunities for construction in the Rustic style. Within the National Parks, Rustic construction also achieved great popularity and was represented by such notable architecture as Robert Reamer's 1904 Old Faithful Inn in Yellowstone. Architectural historian Rodd Wheaton judges that the Fairplay Hotel's clipped gable is reminiscent of hotels in Glacier National Park erected in the 1910s. He notes that the Fairplay Hotel's 1922 date of construction places it toward the end of the period of Rustic hotel design in the national parks. William Bowman drew plans for other hotels and apartments during the 1920s, including the Colburn (1925) and Cosmopolitan (1929) hotels and the Norman (1924), Belmont (1923), and Buckingham (1923) apartments in Denver. However, these designs were larger in scale and suited to their urban setting; none was constructed in the Rustic style.¹⁰

Opening and Operation of the Hotel to 1950



Incorporator Agnes H. Slater managed the hotel under a lease from the Fairplay Hotel Company. The proximity of the Fairplay to the Park County courthouse was beneficial for the operation. In addition to providing accommodations for litigants and others in Fairplay conducting business with the county, during the 1920s county commissioners directly reimbursed the hotel for the provision of lodging and meals for jurors and witnesses and meals for prisoners. In addition to lodging and dining room functions, the hotel also made some

Figure 5. A large display advertisement for the "out-of-the-ordinary" Fairplay Hotel ran in the *Colorado State Business Directory* in 1923, when Agnes H. Slater was the manager. SOURCE: *Colorado State Business Directory* (Denver: Gazetteer Publishing and Printing Co., 1923), 533.

space available for lease. Dr. R.P. Wildes, for example, conducted his dental practice in the hotel during 1922. In December of that year, the *Flume* carried an announcement that the hotel would close for the winter; it was not stated if this was due to a lack of patronage, a shortage of operating capital, extreme weather conditions, or other factors.¹¹

¹⁰ Rodd Wheaton, Denver, Email correspondence to Thomas H. Simmons, 29 August 2007; Paul Duchscherer and Linda Svendsen, *Beyond the Bungalow: Grand Homes in the Arts & Crafts Tradition* (Salt Lake City: Gibbs Smith Publisher, 2005); Harvey H. Kaiser, "The Adirondack Rustic Style," *The Old-House Journal* XI (January-February 1983): 29-31.

¹¹ *Fairplay Flume*, 14 July 1922, 1; 22 September 1922, 1; 24 November 1922, 1; and 22 December 1922, 1.

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Fairplay Hotel, Park County, Colorado

The Fairplay Hotel resumed operations the following spring and drew favorable reaction from visitors. Four northern California travelers told the *Flume* in June 1923 that "it is one of the finest hotels, for the size of the town, they have ever seen." In that month Mrs. Biezer of Denver assumed management of the hotel. Despite favorable press, the hotel apparently did not raise sufficient capital or generate enough revenue to cover its initial construction costs. The economic distress experienced by the surrounding agricultural areas during the 1920s undoubtedly played a part in its difficulties. Architect William N. Bowman and various contractors sued the hotel company for \$26,892, and the building was offered at a sheriff's foreclosure sale in July 1923.¹²

On 19 October 1923, the Fairplay Hotel, Inc., organized to run the business. The articles of incorporation permitted the firm to engage in the "general business of hotel and innkeepers, restaurant keepers, caterers, warehousemen, tobacconists, dealers in provisions, barbers and hairdressers, and any and all business naturally, usually or properly connected or associated with a general hotel business." Incorporators and the first board of directors included plaintiffs in the foreclosure suit: William N. Bowman (the architect); Francis S. Cullyford (a Denver plumber); N.V. Anderson; and George L. and John L. Bradbury (heating contractors). Cullyford served as president of the company, which had its offices in Denver. Sixty thousand shares of capital stock, without nominal value, were authorized.¹³

By November 1923, the hotel was under the management of J.L. Reeve and offered a full Thanksgiving dinner for \$1.50 a plate (See Figure 6). On 28 December 1923, the *Flume* reported that "twenty Fairplay people attended the banquet served by the New Fairplay Hotel Friday evening [21 December] and were very much pleased with both the food and the service." From November 1923 until at least April 1924, dentist Harry Ginsborg had his office in the hotel, maintaining grueling daily hours of 9 a.m. to 6 p.m., evenings 7 p.m. to 9 p.m., and Sundays by appointment. During the later 1920s, the management attempted to broaden the range of services offered by the hotel: the Silverheels Golf Course opened in July 1925; a custom laundry in the hotel started operations in late

THANKSGIVING DINNER

The New Fairplay Hotel, Fairplay, Colo., will serve Thanksgiving dinner from 12 to 2 and 5:30 to 7. \$1.50 per plate.

Celery soup
Roast spring turkey with oyster dressing
Cranberry sauce
Combination salad
Mashed potatoes Brown gravy
Creamed onions
Baked Squash
Hot Mince Pie
Sherbert Coffee
J. L. Reeve, Mgr.

Figure 6. The Fairplay Hotel offered two seating times for a traditional Thanksgiving dinner in November 1923. SOURCE: *Fairplay Flume*, 23 November 1923, 1.

¹² *Fairplay Flume*, 1 June 1923, 4 and 22 June 1922, 1.

¹³ Fairplay Hotel, Inc., Articles of Incorporation, executed 11 October 1923, filed 19 October 1923, in the files of the Park County Clerk and Recorder, Fairplay, Colorado.

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Fairplay Hotel, Park County, Colorado

1925-early 1926; the Denver-Leadville bus line picked up and dropped off passengers there in 1926; and Mrs. A.H. Church, "expert marcellier," provided hair-styling at the hotel in the same year.¹⁴



Figure 7. The hotel displayed the oval "AAA" medallions of the American Automobile Association, indicating that it was an approved accommodation of the motoring group. The image is estimated to date to the early 1930s. SOURCE: David Meredith, Fairplay Hotel, postcard, image number F-754, Sanborn Company, printed 25 April 1934.

The hotel appeared in various travel and tourism publications in the 1920s. The 1924 edition of *Hotels and Resorts in Colorado on or Reached via the Colorado and Southern Railway* featured a photograph of the "New Fairplay Hotel," described as "strictly modern." It was the only hostelry in the guide listed for the Town of Fairplay. Room rates were advertised as \$4.00 and up per day, with special rates by the week or month. The guide identified George Slater as the manager.¹⁵ *Colorado Hotels-Resorts* for 1926 reported that the capacity of the facility was eighty guests and that N.V. Anderson served as the manager. The hotel offered a choice of rooms on the American or European plans by day or week, with or without a private bath.¹⁶ *Rocky Mountain Motorist* for November 1928 listed the Fairplay Hotel as offering rooms on the European Plan from \$2.00 and up and noted that the facility had a dining room.¹⁷

¹⁴ *Fairplay Flume*, 23 November 1923, 1; 28 December 1923, 4; 25 April 1924, 1; 24 July 1925, 1; 6 November 1925, 1; 3 September 1926, 1; and 1 October 1926, 1.

¹⁵ The Slaters reportedly ran into financial problems in the 1920s and left the area. George Slater died in 1936, and his obituary did not mention his wife. *Denver Post*, 5 August 1936, 29 and [Spindle], "Life on the Tarryall Ranch," undated manuscript in the files of Park County Local History Archive.

¹⁶ The American Plan provided lodging and meals, whereas the European Plan offered lodging only.

¹⁷ Colorado and Southern Railway, Traffic Department, *Hotels and Resorts in Colorado on or Reached Via the Colorado and Southern Railway* (Denver: Colorado and Southern Railway, 1924), 35; Denver Tourist Bureau of the Chamber of Commerce, *Colorado Hotels-Resorts* (Denver: Denver Tourist Bureau, 1926), 11.

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Fairplay Hotel, Park County, Colorado

The large public rooms of the Fairplay Hotel made it a popular choice for gatherings of various community groups and local dances and celebrations. In January 1926, the Park County Sheep Growers Association held its business meeting at the hotel. Members discussed trends in the sheep industry, and speakers from the U.S. Forest Service and Biological Service made presentations. In the evening, members and guests enjoyed a banquet in the hotel's "large dining room": "The menu was all that could be desired, South Park Lamb naturally headed the bill." The sheepmen also met at the hotel in May 1926 to discuss proposed changes in federal grazing fees. Dinner dances were also frequent occurrences at the hotel in the mid-1920s. In February 1926, a dance hosted by N.V. Anderson drew ninety participants. In March 1926, the Hay Wire Orchestra provided music for a dinner dance. The Fairplay Ladies Aid Society met occasionally in what was known as the "Sun Room" or "Sun Parlor" of the hotel in 1925 and 1926.¹⁸

In about 1927, Norman J. Hand leased the Fairplay Hotel, continuing his association with the business for more than twenty years. Hand, born in Kansas in 1898, came to Colorado with his wife, Emma, in about 1925 and operated the Shawnee Lodge in Jefferson County for two years. The Hands moved to Fairplay, where the couple and Norman's parents, Jacob H. and Jessie R. Hand,

became important players in the town's hotel scene. In 1931, Norman built and operated the Hand Hotel in Fairplay, a facility which boasted a bathroom in each guest room.¹⁹



Figure 8. The hotel ran frequent display advertisements in the *Fairplay Flume* in the 1930s and early 1940s touting the amenities of the hostelry and its surroundings. SOURCE: Undated *Fairplay Flume* clipping in the files of the Park County Office of Historic Preservation.

In 1931, the hostelry was sold by the Fairplay Hotel, Inc., to Charles H. Curtis. He transferred the property the same year to George and Bessie M. Curtis. The U.S. Building and Loan Association became the owner in 1932. Accessibility to the hotel by auto improved during the 1930s. Highways to Fairplay early in the decade were described as "well graded roads," and, by 1939, U.S. 285 between Kenosha Pass and the state highway to Buena Vista had been rebuilt and oiled. Following the end of Prohibition, thirsty visitors could stop for a drink in the hotel bar. In 1934, an ornate Brunswick bar, originally from Rachel's Place in Alma, was installed in the sunroom at the north end of the building.²⁰

¹⁸ The sunroom later became the lounge. *Fairplay Flume*, 11 September 1925, 1; 15 January 1926, 1; 12 February 1926, 1; 19 March 1926, 1; 28 May 1926, 1; 10 September 1926, 1; and 15 October 1926, 1.

¹⁹ U.S. Census, Census of Population, manuscript returns, Sedgwick County, Kansas, 1920 and Park County, Colorado, 1930; Bruce Hand, Arvada, Colorado, telephone interview by Thomas H. Simmons, 23 August 2007.

²⁰ Bruce Hand, telephone interview; Park County Clerk and Recorder, ownership records; Muriel Sibelle Wolle, *Cloud Cities of Colorado: A Pictorial Record of Leadville, Robinson, Kokomo, Climax, Fairplay, Breckenridge* (Denver: Smith-Brooks Printing Co., 1934); *Fairplay Flume*, 14 July 1939.

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Fairplay Hotel, Park County, Colorado

Reflecting the hard times of the Depression era, room rates charged by the hotel declined during the 1930s. By 1938, the hotel, listed as an official American Automobile Association (AAA) lodging, offered accommodations from \$1.50 a night. American and European plans were available, and the dining room was listed as an amenity. Display advertisements that ran in the *Fairplay Flume* (See Figure 8) in the 1930s emphasized the tourist and recreational potential of the hotel's surroundings: "An Ideal Vacation Rendezvous in the Lap of the Continental Divide—Hunting, Fishing, Hiking, Etc." J.H. Hand worked as the manager. Bruce Hand (Norman's son) reported that most guests were "overnighters" or stayed a couple of nights at most. Several Oklahoma families would visit for several weeks enjoying the area's fishing. Other regular visitors journeyed to the hotel from New York to get away from the city. Prominent hotel guests remembered by Hand included newspaperman and author Gene Fowler and retired prizefighter Jack Dempsey.²¹



Figure 9. By the time this circa mid- to late-1940s photograph was taken, the front porch of the hotel had been enclosed. The porch remained enclosed through at least the mid-1960s. SOURCE: David Meredith, Fairplay Hotel, photographic collection.

Georgia Fay and Neal W. Brown owned the hotel briefly in 1940 before selling it in that year to Norman J. Hand, who continued to operate the hotel until 1951. Gas rationing after the outbreak of World War II resulted in a drop in the number of travelers and tourists to the area. The Hands closed the hotel from 1942 to 1945, but continued to operate their smaller Hand Hotel. A few rooms in the Fairplay were rented in late 1945, but the hotel did not formally reopen until the following year. Bruce Hand recalled that the early postwar years were prosperous ones for the business. Many people were traveling following demobilization from the armed forces and were searching for what they wanted to do with their lives. Businessmen from Denver, such as representatives of wholesale

²¹ During the winters of 1938 and 1939, special monthly rates of \$42.50 and \$40 and up, respectively, were offered to increase patronage. Park County Clerk and Recorder, ownership records; *Rocky Mountain Motorist*, September 1938, 11; *Fairplay Flume*, 23 September 1938 and 31 August 1939; Bruce Hand, telephone interview.

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lumber and grocery firms, were often guests at the hotel. One former hotel guest remembered seeing entertainer Bob Hope and Jerry Colonna, a comedy writer and performer, eating in the hotel restaurant in the late 1940s.²²

Later Owners and Continued Significance to the Community



Figure 10. This late-1950s-early 1960s photograph of the hotel in winter shows the front and south end of the building before the current fire escape was installed. SOURCE: Denver Public Library, Western History and Genealogy Department, William G. Harber photograph, image number X-8340.

Since 1951, ownership of the Fairplay Hotel has changed thirteen times. Charles T. and Frank E. Burgess purchased the hotel from Norman Hand in 1951, with Frank becoming the sole owner in 1954. He held the property until 1974, when John H. Crawford acquired it. Crawford's ownership lasted until 1980. Subsequent owners had relatively short tenures: The Inn at Fairplay, Inc. (1980-84); Demetrios Tsakiris (1984-85); Clyde and Patricia Robison (1985-87); John, Sr., and John H., Jr., Crawford (1987); Olga B. Chambers (1987-93); and the Chambers Family Trust (1993-95); Henriksen Data Systems (1995-97); the Chambers Family Trust (1997-2004). David W. Meredith, the current owner, acquired the hotel in 2004.

The Fairplay Hotel continued to operate much as it did in the pre-war era, with succeeding owners trying different approaches to establish the enterprise on a profitable basis. Hotel advertising in lodging directories noted its location "in beautiful South Park" close to the Pike National Forest and

²² Bruce Hand, telephone interview; Joe Tolman, Fairplay Hotel register, guest comment, 14 October 2005.

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Fairplay Hotel, Park County, Colorado

the Continental Divide and listed such recreational opportunities as the Annual Rocky Mountain Championship Pack Burro Race, fishing, ghost towns, and gold panning. In 1953, room rates varied from \$2.50 to \$6 nightly, with weekly rates available upon request. One waitress working in the dining room in the early 1950s recalled serving Bob Hope's entourage and receiving a dime as a tip.²³

Newspaper articles in the 1960s increasingly emphasized the hotel's proximity to outdoor recreation and tourism opportunities. In 1964, under operators Vic and Mary Lou Gerber, the hotel was pictured as a base for fishing, hiking, "rock hounding," visits to South Park City, and jeep tours. The Miner's Grub Shack restaurant and Silverheels Lounge were advertised amenities offered by the hotel. Gerber also published a color postcard of the building to stimulate business. Tom Knight, who leased the hotel in 1966, observed: "Tourism is getting bigger all the time. It used to be a summertime business only, but now it's year-around because of winter sports. We're getting a spillover from the Breckenridge ski operation."²⁴

Nina Robinson Lehl worked as a cook at the hotel from 1962 to 1984, when the hotel served three meals daily. Popular entrees included salmon rolls, stuffed peppers, beef or chicken and noodles, and lasagna. Homemade bread and cinnamon rolls were baked. Sightseeing buses commonly stopped at the Fairplay, which then featured a gift shop. The hotel was a popular venue for wedding receptions, banquets, Saturday night dances, and a meeting place for such community groups as Odd Fellows, the Lions Club, and Rebekahs. Construction workers for road projects and the Montgomery Lake Dam stayed at the hotel, and the kitchen prepared sack lunches for the men.²⁵

A major effort to reinvigorate the Fairplay Hotel took place in the early 1970s, when Jack L. and Evelyn Nicholson and members of their family operated the facility. Nicholson was a former television director and drama professor at Ottawa University in Kansas. Under the Nicholsons, a summer dinner theater ("Play Fare") performed in the dining room from 1971 through 1973. Harold Barrows served as director of the productions and Tom Nichols as musical director. The hotel offered a special package deal for dinner theater guests: a steak dinner, lodging, and a continental breakfast at \$15 for singles or \$25 for couples. Other services offered to guests were arrangements for horseback riding, jeep tours, and guides for fishermen. The hotel had thirty-five guest rooms at the time, including bunkbed accommodations for budget-conscious skiers. A \$1.25 million expansion plan conceived by Nicholson, which included a year-round venue for the dinner theater and a 33-unit condominium complex adjacent to the hotel, was approved by the local planning commission but never executed.²⁶

²³ Melanie Peters' mother worked at the hotel as a waitress between 1953 and 1955 and never tired of relating the Hope anecdote. Melanie Peters, Fairplay Hotel register, guest comment, 13 October 2006; Denver Convention and Visitors Bureau, *Mountain Accommodations: Directory Colorado* (Denver: Denver Convention and Visitors Bureau, 1953), 26.

²⁴ *Westminster and District Journal*, 23 July 1964, 7 and *Rocky Mountain News*, 26 June 1966, 29.

²⁵ Nina Robinson Lehl, Federal Heights, Colorado, telephone interview by Thomas H. Simmons, 15 August 2007; Jerry Davis, Colorado Springs, Colorado, telephone interview by Thomas H. Simmons, 19 June 2007.

²⁶ *Denver Post*, 1 May 1973, 5; *Denver Post Empire Magazine*, 8 August 1971, 34; *Gazette Telegraph*, 18 February 1973 and 11 May 1973.

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Figure 11. This mid-1960s postcard image was produced during Vic Gerber's operation of the hotel. The color image shows the hotel with the original brown-colored shingles. The shingles were painted green in 2004. SOURCE: David Meredith, Fairplay Hotel, postcard, image number 1CS-49847, Triangle Distributing Co., Colorado Springs, Colorado.

After Henriksen Data Systems acquired the hotel in 1995, many interior alterations were reversed under owner Bud Henriksen. The original maple floors were uncovered from beneath layers of carpeting, and the kitchen was completely remodeled. Exterior walls were insulated and plumbing and heating were updated. Henriksen's tenure ended in 1997. The current owner, David Meredith, acquired the property in 2004 and updated its basic systems, pursuing the goal of restoring the Fairplay Hotel to its role as a community hub of Fairplay and a provider of meals and lodging for visitors to Park County.²⁷

²⁷ *Mountain Independence*, 1 May 1996, 2, Newspaper Clipping, Denver Public Library, Western History and Genealogy Department; *Summit Daily News*, 15 November 2004.

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Fairplay Hotel, Park County, Colorado

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10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1. 1/3 4/1/3/6/1/0 4/3/4/1/9/8/2
Zone Easting Northing (NAD 27)

2. 1/3 /// ///
Zone Easting Northing

3. 1/3 /// ///
Zone Easting Northing

4. 1/3 /// ///
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property.)

Boundary Justification

(Explain why the boundaries were selected.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians (prepared for Park County)

organization Front Range Research Associates, Inc. date 31 August 2007 (revised)

street & number 3635 West 46th Avenue telephone 303-477-7597

city or town Denver state CO zip code 80211

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

name/title David W. Meredith

street & number P.O. Box 389 telephone _____

city or town Fairplay state CO zip code 80440

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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Fairplay Hotel, Park County, Colorado

Geographic Information

Verbal Boundary Description

The nominated area consists of Lots 1 through 3, inclusive, Block 16, Fairplay Original Town and is indicated by the dashed line on the included sketch map. The building is located in the Town of Fairplay, Park County, Colorado.

Boundary Justification

The nominated area includes the building and the immediately adjacent land associated with it during the period of significance.

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Section No. PHOTOS Page 22

Fairplay Hotel, Park County, Colorado

Common Photographic Label Information:

1. Resource Name: Fairplay Hotel
2. Location: Fairplay, Park County, Colorado
3. Photographer: Thomas H. Simmons
4. Date: June 2007
5. Negative on File at: Park County Office of Historic Preservation
P.O. Box 1373
Fairplay, CO 80440

Information Different for Each View:

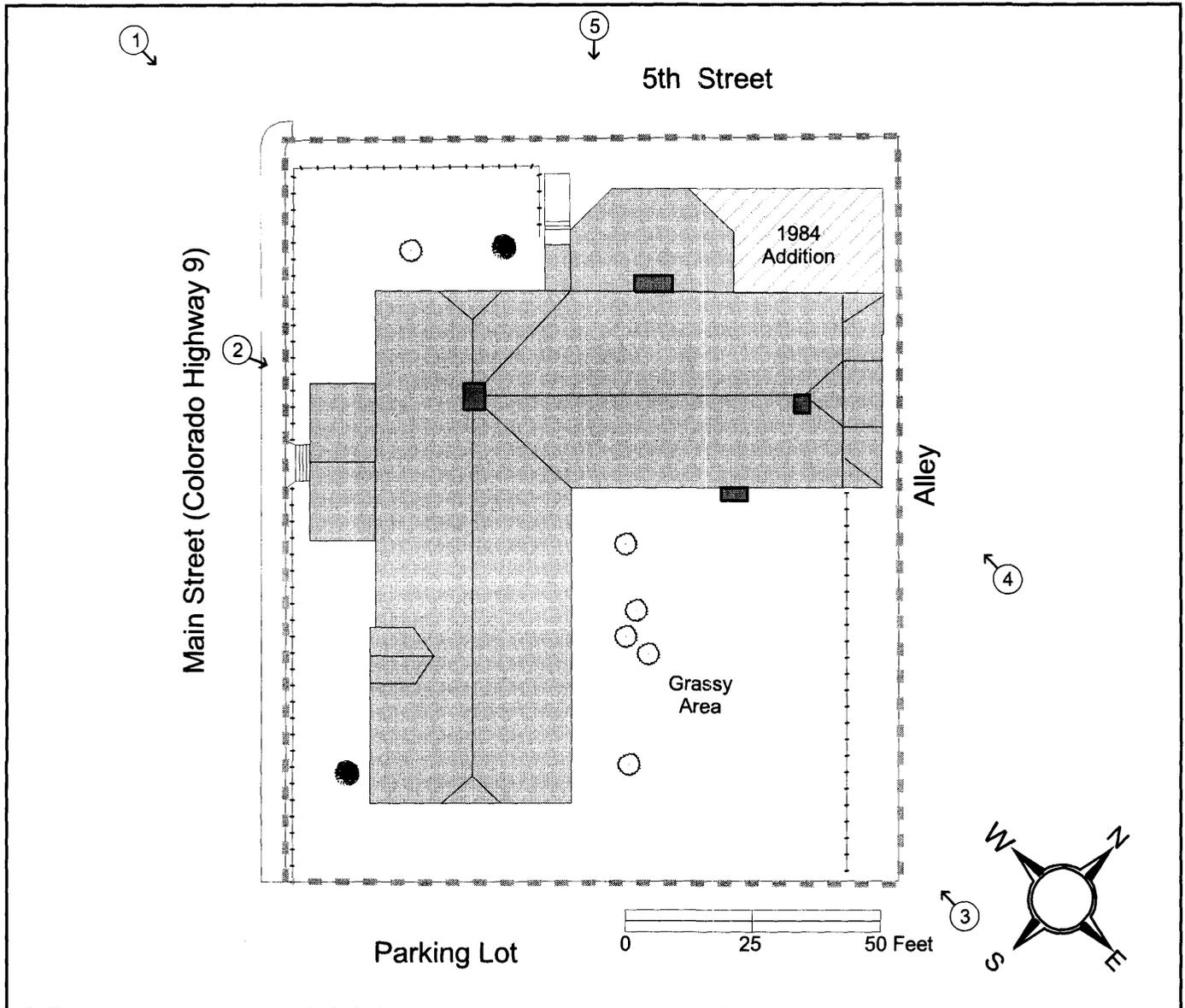
6. Photograph Number, Description of View, and Camera Direction

Photograph Number	Description of View	Camera Direction
1	Front (west wall)	E
2	Front porch (main entrance)	ENE
3	South wall (to left) and rear of the hotel	W
4	East (alley) wall, to right; south wall of east-west section is to the left	W
5	North wall	SE
6	Lobby (first story, inside entrance)	NW
7	Stairs to second story off of the lobby	E
8	Dining room	N
9	Bar in former sunroom	N

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Fairplay Hotel, Park County, Colorado

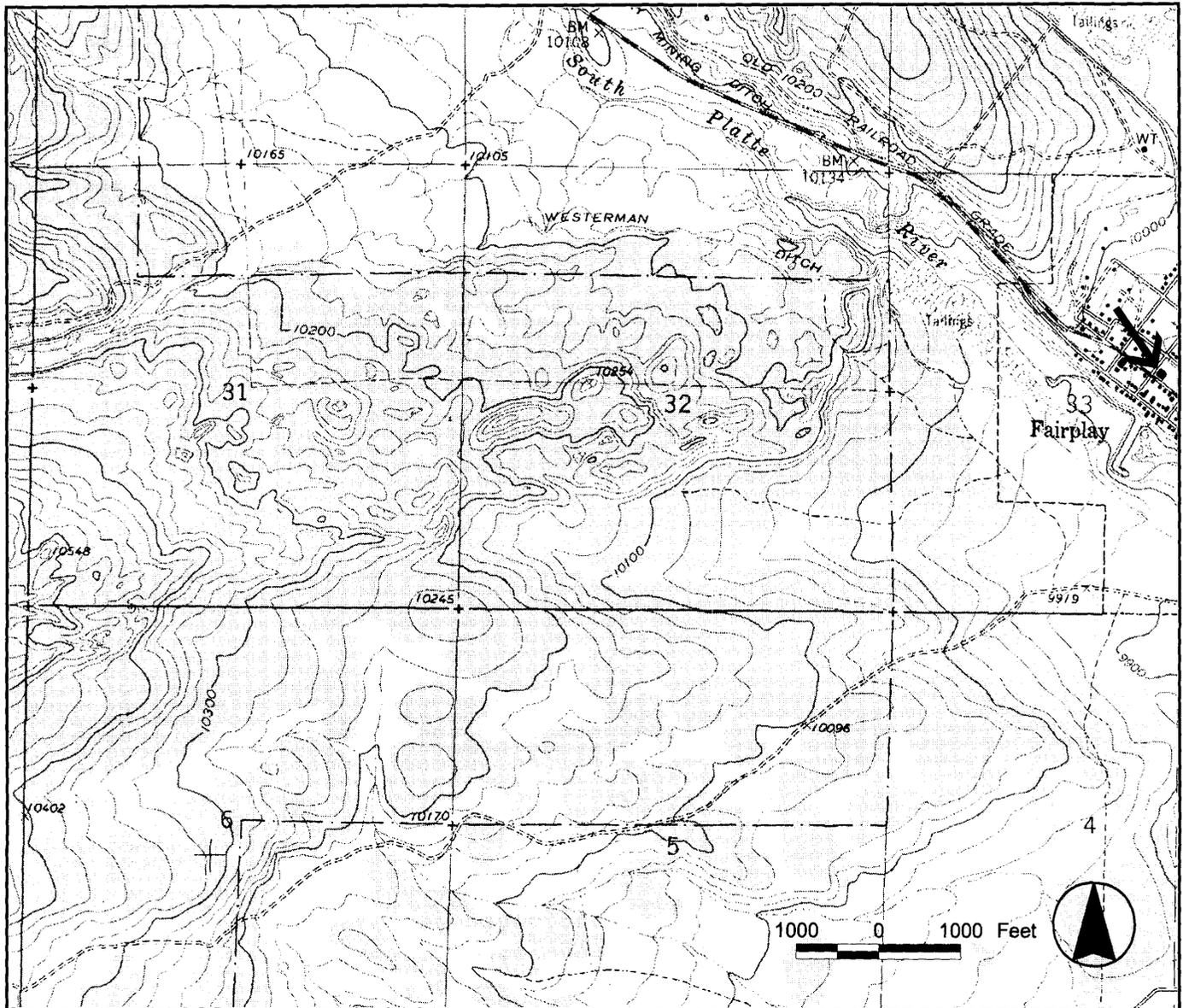


Sketch Map. The dashed line indicates the nomination boundary. Circled numbers with arrows identify photograph locations and camera directions. The shaded area is the original footprint of the building; the hatched area identifies an addition. Roof planes and chimneys are also shown.

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Fairplay Hotel, Park County, Colorado



Location Map. The nominated building is indicated by the black arrow. SOURCE: Extract of U.S. Geological Survey, "Fairplay West, Colorado," 7.5 minute map (Denver: U.S. Geological Survey, 1994).