

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.76**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Colorado House**
- 6. Current building name: **Fatty's Restaurant**
- 7. Building address: **106 S. Ridge Street**
- 8. Owner name: **NDN Inc., D.B.A. Fatty's**
 Owner address: **P.O. Box 2095**
Breckenridge, CO 80424

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
SW¹/₄ of **SW¹/₄** of **NE¹/₄** of **SW¹/₄** of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410227**
 Northing: **4370548**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **29** Block: **11**
 Addition: **Abbett Addition** Year of Addition **1880**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style / building type:

**Other Style / Vernacular
 Wood Frame, Front-Gabled
 Building**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **2568 square feet**
- 16. Number of stories: **1½**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):

21. General Architectural Description

When this property was surveyed in May 2002, the building was undergoing restoration. Consequently, a thorough intensive-level survey was not feasible, and the building's appearance may soon change. It is recommended, therefore, that the architectural description portion of this form be updated, when the restoration work is completed. In its current condition, the "Colorado House" building is a wood-frame, front-gabled, structure. The exterior walls are clad with painted beige horizontal wood siding, with 1" by 6" corner boards. The word **HOTEL** is printed across the east elevation in large block letters. The building's roof is covered by corrugated metal roofing material over 1x wood decking, and the roof eaves are boxed. Windows on the structure are predominantly 4/1 or 4/4 double-hung sash, with painted wood frames and surrounds. A painted white solid wood door is located on the south elevation; and a painted grey wood-paneled door, with four upper sash lights, is located at the south end of the east elevation.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This building was constructed between December of 1880 and February of 1881, and originally housed a dry goods business. The building currently (in May 2002) is undergoing restoration.

23. Landscape or setting special features:

This building is located on the east side of South Ridge Street, near the north end of the block between Lincoln and Washington Avenues. This area, one block east of Main Street, is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1880-1881**

Source of information:

Breckenridge Daily Journal, February 25, 1881.**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****unknown**

Source of information:

n/a**28. Original owner:****Whitney Newton**

Source of information:

Summit County Clerk and Recorder. Deed Record book 23, page 467.**30. Original location: yes**Moved **no**Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Specialty Store**
32. Intermediate use(s): **Domestic / Hotel**
33. Current use(s): **Commerce and Trade / Restaurant**
34. Site type(s): **Commercial Building**

35. Historical Background

Whitney Newton had this building constructed between December of 1880 and February of 1881. It originally housed dealers in dry goods, books, shoes, clothing, and furnishings. However, the balloon-frame-constructed building was best known as the Colorado House. In 1894, Edwin J. and Almeda D. Peabody opened a boardinghouse in the building, naming it the Colorado House. The Peabodys were among Breckenridge's early pioneers, arriving in 1868 and 1873, respectively. A false front, with an apex feature, was added to the front of the structure circa 1895. Jess Oakley and Celia Peabody Oakley (Edwin's and Almeda's daughter), were partners in the business enterprise. In 1899, Jess Oakley became Breckenridge's celebrated snowshoe postman when the community experienced a record 78-day blockade of the railroad that winter.

The structure remained in the ownership of the Peabody/ Oakley family until 1954, when E.C. Peabody sold it to Louis and Thelma Paul. The Pauls, in turn, sold the property to Louise and Earl Smith in 1959. Two years later, Louise Smith and Robert E. Prather sold the property to Othman Mair. Mair then immediately transferred the property to William C. Hames. Partnering with Virgil Black and E.T. Krasovic, the trio sold to Doug and Kirk Jensen, who resurrected the Colorado House Restaurant Cafe. Travis Kellmer was also associated with this venture. At that time, in 1970, the second floor of the structure was still devoted to lodging, and considered a "hotel." Richard Poveromo acquired the property in 1975, and opened it as Fatty's Restaurant. Since then, NDN Corporation and John M. Daisy have owned Fatty's. The building, including the 1895 false front with apex feature, is currently (in 2002) being restored.

36. Sources of Information

Breckenridge Daily Journal, February 25, 1881.

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Deed Record book 23, page 467.

Summit County Clerk and Recorder. Grantee Record book, October 16, 1962.

Summit County Clerk and Recorder. Warranty Deed Record book 74, page 392.

Summit County Clerk and Recorder. Warranty Deed Record book 145, page 310.

Summit County Clerk and Recorder. Warranty Deed Record book 219, page 220.

Summit County Clerk and Recorder. Warranty Deed Record book 160, page 107.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

XX 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;

XX 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;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Architecture; Commerce; Community Planning and Development

40. Period of Significance: **1881-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Colorado House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's evolution as a successful Colorado mining town during the late 1800s and early 1900s. Following its restoration, the building may also be considered architecturally significant, relative to National Register Criterion C, for its wood frame, front-gabled, false-front, plan. The building's eligibility, however - both for the National Register of Historic Places and for local landmark designation - should remain undetermined, pending completion of the building's restoration.

43. Assessment of historic physical integrity related to significance:

This building is presently undergoing restoration. Its integrity should be re-evaluated when the restoration has been completed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible:

Need Data: **XX**

45. Is there National Register district potential?

Yes: **XX**

No:

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **XX**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-18**

Frame(s): **21-24**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **June 18, 2002**

50. Recordors: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**