

# Architectural Inventory Form

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## Official eligibility determination (OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: 5PT.902
2. Temporary resource number: 1004.EDU (1004.ED)
3. County: Pitkin
4. City: Aspen
5. Historic building name: \_\_\_\_\_
6. Current building name: \_\_\_\_\_
7. Building address: 1004 East Durant Street, Aspen Colorado 81611
8. Owner name and address: Amy S. Policaro (#1) and Dominic Frank (#2)  
PO Box 11704 Aspen, CO 81612

### II. Geographic Information

9. P.M. 6 Township 10 South Range 84 West  
SW ¼ of SW ¼ of NW ¼ of NE ¼ of Section 18
10. UTM reference  
Zone 1 3; 3 4 3 4 6 0 mE 4 3 3 8 8 1 0 mN
11. USGS quad name: Aspen Quadrangle  
Year: 1960, Photo Rev. 1987 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photo copy of appropriate map section.
12. Lot(s): East 8' of L & West 22' of K Block: 37  
Addition: East Aspen Townsite Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is Units 1 - 3 of the Little Jewel Condominiums; comprised of East 8' of Lot L & West 22' of Lot K; Block 37 of the East Aspen Townsite of the City of Aspen; Assessors office Record Number 2737-182-34-111 and -112  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): L-Shaped
15. Dimensions in feet: Length \_\_\_\_\_ x Width \_\_\_\_\_
16. Number of stories: One story
17. Primary external wall material(s) (enter no more than two): Horizontal Wood Siding
18. Roof configuration: (enter no more than one): Gable
19. Primary external roof material (enter no more than one): Wood shingle roof
20. Special features (enter all that apply): Porch

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21. General architectural description: A typical single story wood frame Miner's Cottage. A gable end facing the street with a single large double hung in a bay as the principal window. The bay has a small hip roof, with brackets supporting the sill. A cross gable runs parallel to the street with a shed roof porch infilling the corner. The porch has turned posts and simple brackets. The railing has thin turned spindles. A three part window is on the porch wall facing the street. It is composed of two double hungs and a central fixed window, upper portions have a six light muntin pattern. Door is located on the wall perpendicular to the street. The structure sits on an ashlar stone base with double hung window openings, into a basement level. Porch level is five steps above the street. Shed roof addition to rear, site drops off dramatically and building opens to outside on lower levels.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Set in between two large multi family structures. Historic cottonwood at south west corner. Picket fence typical of Victorian era, been painted to match house trim.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate 1890's Actual \_\_\_\_\_  
Source of information: Based on building style
26. Architect: Unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Unknown  
Source of information: \_\_\_\_\_
28. Original owner: Unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Addition to the rear, new foundation, new window openings, new exterior materials, 1980's. Rear addition circa 1970's
30. Original location  Moved  Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Domestic
32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Domestic
34. Site type(s): Multi-family Residential Neighborhood



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35. Historical background: This structure is representative of Aspen's mining era character. The building represents a typical type known locally as the "Miner's Cottage", characterized by the size, simple plan, and front gable / porch relationship
36. Sources of information: Pitkin County Courthouse records; Sanborn and Sons Insurance Maps; 1990 and 1980 City of Aspen Survey of Historic Sites and Structures

**VI. Significance**

37. Local landmark designation: Yes  No  Date of designation: 1989  
Designating authority: Aspen City Council
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern 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.
- 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
40. Period of significance: Late 1800's Silver Mining Era
41. Level of significance: National  State  Local
42. Statement of significance: This structure is significant for its position in the context of Aspen's mining era. It describes the nature of the life of an average family or individual during that period, as well as the construction techniques, materials available and the fashion of the time.
43. Assessment of historic physical integrity related to significance: Alterations have left the character and pattern of the Miner's Cottage type, however the raised position and new foundation details are in conflict with the integrity of the building. The inappropriate addition at the rear is not visible from the street.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment:  
Eligible  Not Eligible  Need Data
45. Is there National Register district potential? Yes  No   
Discuss: \_\_\_\_\_
- If there is National Register district potential, is this building: Contributing  Noncontributing
46. If the building is in existing National Register district, is it: Contributing  Noncontributing

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**VIII. Recording Information**

47. Photograph numbers: R4; F28 Negatives filed at: Aspen/Pitkin Community Development Dept.  
48. Report title: City of Aspen Update of Survey of Historic Sites and Structures, 2000  
49. Date(s): 6/29/2000 50. Recorder(s): Suzannah Reid and Patrick Duffield  
51. Organization: Reid Architects  
52. Address: 412 North Mill Street, PO Box 1303, Aspen CO 81612  
53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
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