

# 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.117.10
2. Temporary resource number: 232.EHA (232.EH)
3. County: Pitkin
4. City: Aspen
5. Historic building name: \_\_\_\_\_
6. Current building name: Luke Short House
7. Building address: 232 East Hallam Street Aspen, Colorado 81611
8. Owner name and address: Linda Marie Pace  
445 N. Main St. San Antonio, TX 78205

### II. Geographic Information

9. P.M. 6 Township 10 South Range 84 West  
NE ¼ of NW ¼ of SW ¼ of SW ¼ of Section 7
10. UTM reference  
Zone 1 3 ; 3 4 2 8 6 5 mE 4 3 3 9 5 5 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): M & N\* Block: 71  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is comprised of Lots M & N \*and an adjacent metes and bounds parcel; Block 71, of the City and Townsite of Aspen.  
Assessors office Record Number: 2737-073-14-050  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

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

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21. General architectural description: A two story wood frame mansard style house. The front of the house has an ell plan. The main volume projects toward the street (south) with a single 45° bay centered on the form, a dormer sits on the eave line and extends vertically with an ogee shaped pediment, with a star applique in the center; the window opening is slightly arched and contains a single double hung window. The bay sits at grade with a single arched window opening in front and narrower arched openings on the 45° faces. The roof is a modified short mansard shape. The top edge of the mansard roof has metal cresting around the perimeter. A single story porch sits in the corner of the ell, with a very low hipped roof over the pair of entry doors, another similar dormer is centered on the recessed wall. The porch roof is supported by thin round posts with block bases and scroll brackets creating the frieze board. A wide board wraps the top of the wall, just below the crown molding and has a series of brackets which support the flat edge of the mansard eave. On the west side a larger version of the front bay occupies the wall with dormers above. The east side has similar dormer locations and few double hung window openings. A contemporary garage addition sits at the rear of the structure and a newer single story contemporary addition extends off the rear addition to the east. A large corbelled brick chimney extends up from the east side of the historic house.
22. Architectural style/building type: Late Victorian; Second Empire
23. Landscaping or special setting features: A thin metal fence, similar in detail to the roof cresting, extends across the front of the property; significant cottonwood trees in the street tree pattern; large spruce bracket the façade and run the length of the property to the east.
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate \_\_\_\_\_ Actual 1885  
Source of information: Pitkin County Assessor
26. Architect: Unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Unknown  
Source of information: \_\_\_\_\_
28. Original owner: D. M. Van Hovenbergh  
Source of information: Pitkin County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions): Single story additions to the rear, pre 1980. Total reconstruction of structure with reinstallation of decorative elements, contemporary addition to rear including garage; 1984. Partial demolition of contemporary addition, construction of new addition, re-roofing of main house, significant landscaping; all 1999-2000.
30. Original location  Moved  Date of move(s): \_\_\_\_\_

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**V. Historical Associations**

31. Original use(s): Domestic
32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Domestic
34. Site type(s): Residential Neighborhood
35. Historical background: This structure is representative of Aspen's mining era character. The building is one of the few second empire style structures in town. In particular the building was constructed for D. M. Van Hovenbergh, long time cashier of the J.B. Wheeler Banking Company. In 1948 the western author Fred Glidden, known as Luke Short, and his wife occupied the house until 1983.
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: 1982  
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 upper-class family or individual during that period, as well as the construction techniques, materials available and the fashion of the time. In particular, it is a unique example of the Second Empire style.
43. Assessment of historic physical integrity related to significance: The 1985 reconstruction has seriously compromised the structure. While details were preserved and reapplied, loss of original materials is significant. Additions are substantial but have continued to respect the original form of the structure, and therefore the building appears unaltered. Original form, scale and pattern are preserved.

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**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

**VIII. Recording Information**

47. Photograph numbers: R3; F34, 35, 36 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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