

COLORADO CULTURAL RESOURCE SURVEY

# 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.251
2. Temporary resource number: 333.WBL (333.WB)
3. County: Pitkin
4. City: Aspen
5. Historic building name: D.E. Frantz House
6. Current building name: \_\_\_\_\_
7. Building address: 333 West Bleeker, Aspen, Colorado 81611
8. Owner name and address: Riva Partners L. P.  
1717 Main Street, Suite 5200 Dallas TX 75201

### II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West  
SE ¼ of SE ¼ of NW ¼ of SE ¼ of Section 12
10. UTM reference  
Zone 1 3 ; 3 4 2 4 0 0 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): A, B, C Block: 44  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is comprised of Lots A, B, C, Block 44 of the City and Townsite of Aspen. Assessors office Record Number 2735 124 41001  
This description was chosen as the most specific and customary description of the site.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length \_\_\_\_\_ x Width \_\_\_\_\_
16. Number of stories: Two stories
17. Primary external wall material(s) (enter no more than two): Wood horizontal Siding
18. Roof configuration: (enter no more than one): Cross Gable
19. Primary external roof material (enter no more than one): \_\_\_\_\_
20. Special features (enter all that apply): Porch, Chimney, Oriel Window, Decorative Shingles

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21. General architectural description: This is a two story wood frame structure, generally rectangular in plan, and sits on a large corner lot. It has elaborate Queen Anne detailing and is in excellent condition. The foundation is stone. The wall surface is horizontal siding with a number of horizontal bands running around the perimeter. A water table with a "sill" is the basis for the siding composition. Corner boards sit on top of the sill and are proud of the siding field, siding has horizontal banding at window heads and sills. The gable end faces the street and the façade is symmetrically arranged under the peak. The gable extends down on the west side to cover the porch and recessed entry. A large double hung window, with flat trim and a stepped head detail, is the primary window on the first level, and an oriel window projects out above it on the second level. The oriel window has two double hung windows facing the street, sits on a corbelled base, and has highly detailed pierced brackets, and siding details above. A sunburst, dentils, and intricately detailed vertical siding boards surround the window, a projecting gable form sits above with an openwork infill pattern at the peak. The rake boards are kerfed and rounded and have rondells set into the surface. The porch has turned posts with decorative brackets and a spindle frieze. Scalloped shingles fill the triangle of wall above the porch. The entry door is set back from the façade, with a transom above. A cross gable sits about halfway back along the site with a pair of double hungs on the second level, centered, two double hungs sit on the wall surface below. Further along the eave is a small dormer with a double hung window. At the rear a group of three short double hungs completes the façade. Some small alterations have been made to the back of the structure, a small shed addition and window alterations. Most of the materials and windows are original.

22. Architectural style/building type: Late Victorian, Queen Anne

23. Landscaping or special setting features: The simple front and west side yard landscape treatment is consistent with the less ornate and decorative yards of the Victorian era. A perennial border provides foundation plantings along the front and west side yard. The west yard is further defined by the open ditch and a street a tree planting of three cottonwoods. Two mature spruce trees define the entry to the residence. The simple, straight alignment of the entry walk is consistent with the architectural era. The east yard though more modern in character contains several historic shrub and tree plantings.

24. Associated buildings, features, or objects: A front gable carriage house sits at the rear of the site with a 2-panel hinged garage door on the street, and two double hungs on either side of the structure.

**IV. Architectural History**

25. Date of Construction: Estimate \_\_\_\_\_ Actual 1909 1886

Source of information: Pitkin County Assessor

26. Architect: Unknown

Source of information: \_\_\_\_\_

27. Builder/Contractor: D. E. Frantz (possible)

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Source of information: National Register Nomination Form, 1986

28. Original owner: D.E. Frantz (actually by date Aggie Copeland on deed)

Source of information: Pitkin County Assessor

29. Construction history (include description and dates of major additions, alterations, or demolitions): A single story hipped roof addition has been added to the rear, the second level window was enlarged and replaced with an unsympathetic unit. Some window alterations have been made to the east side. Dates unknown. An addition along the rear of the site, connecting to the existing structure on the altered end, and connecting the outbuilding was approved for construction in early 2000.

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): Residential Neighborhood

35. Historical background: This structure is one of the most detailed and unusual residential structures in Aspen. It was constructed by D. E. Frantz, who owned a local saw mill. The level of intricate detail and stylistic elements all indicate the house's position in the complex social structure of the time.

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: \_\_\_\_\_

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

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41. Level of significance: National  State  Local
42. Statement of significance: This structure represents the lifestyle of an upper class family in Aspen, during the mining era. In particular, it represents the level of craftsmanship and artistic expression that emerged during the height of the mining period. Its architectural elements are unique for their vernacular interpretation of the Queen Anne Style and unique in the context of other similar structures in the area.
43. Assessment of historic physical integrity related to significance: This structure is almost completely intact. It has been very well maintained with a minimum of incompatible intrusions.

**VII. National Register Eligibility Assessment**

44. National Register eligibility field assessment: This structure is currently on the National Register  
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: R-1, F 14, 15 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.