

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.116.8
2. Temporary resource number: 414.NFI (414.NF)
3. County: Pitkin
4. City: Aspen
5. Historic building name: Paepcke House
6. Current building name: POLE House
7. Building address: 414 North First Aspen, Colorado 81611
8. Owner name and address: Jonathan Lewis & Roberto Posada Trust  
4649 Ponce De Leon Blvd. #304 Coral Gables, FL 33146-2119

## II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West  
NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 12
10. UTM reference  
Zone 1 3 ; 3 4 2 6 3 5 mE 4 3 3 9 8 1 5 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 through I \* Block: 55  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is comprised of Lots A through I \*and an adjacent metes & bounds parcel; Block 55 of the City and Townsite of Aspen.  
Assessors office Record Number: 2735-124-18-005  
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 and 1/2 story
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Gable Roof
19. Primary external roof material (enter no more than one): Metal Roof
20. Special features (enter all that apply): Chimney

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21. General architectural description: A large wood frame structure with a shallow gable roof form. The west side faces the street, with the entry on the north side. A majority of the structure is not visible from the street due to significant spruce trees lining the side. West façade has an asymmetrical arrangement of double hung windows, of a variety of sizes. A two story bay extends out to the west with a large window and transom at the ground level, and a single double hung centered above. A hipped roof section extends to the north concealed by a contemporary screen wall with vertically proportioned openings. A modern style addition connects to the outbuilding and extends into the site on the east side. The north side has similar modern detailing at the porch and to the east. The north west corner is in character with the west façade of the structure.
22. Architectural style/building type: Other Style
23. Landscaping or special setting features: Significant spruce trees in back, one in west yard. Low concrete wall with gate, picket fence, carriage step stone.
24. Associated buildings, features, or objects: One and one half carriage house structure with a cross gable and two modern garage doors. Horizontal wood siding with scalloped shingles on the gable end. Sides have mining era window styles.

**IV. Architectural History**

25. Date of Construction: Estimate \_\_\_\_\_ Actual 1887  
Source of information: Pitkin County Assessor
26. Architect: Unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Unknown  
Source of information: \_\_\_\_\_
28. Original owner: T.G. Lyster  
Source of information: Pitkin County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Based on research done at the time of a recent redevelopment, this structure was originally a one and 1/2 story Victorian shingle style structure. With an elegant porch and eyebrow dormer. (Information located at the offices of Michael Ernemann Architects, Aspen, Co.) During 1954-55 the structure was increased in size, a full second and partial third level added the roof shape completely altered, the siding and window openings completely altered, and a modern style porch was added to the east side by architect Herbert Bayer, other alterations of the time are attributed to him as well. The outbuilding was attached with a one story connector at this time, as well. In 1997-2000 another round of significant alterations were made to the structure. Including: reconstruction of the structure on a new basement, reconfiguration of the north, east and south sides, significant additions to the south and east sides.
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 was constructed by T. G. Lyster in 1887. Lyster brought his family to aspen in 1886 to help organize the First National Bank of Aspen, becoming its cashier. In 1909 the house was purchased by D.R.C. Brown as a summer home for his family, he was one of the significant investors in the mining industry. After the 1893 crash the family moved to Denver, but maintained the Aspen home. D.R.C. Brown Jr. eventually became the president of the Aspen Skiing Company. The house was sold to Walter Paepcke in 1952, where he and his wife resided until their deaths. Paepcke was responsible for establishing the Aspen Institute for Humanistic Studies, and involved in the rebirth of Aspen as a lively community.
36. Sources of information: Pitkin County Courthouse records; Sanborn and Sons Insurance Maps; 1990 and 1980 Aspen Inventory of Historic Sites and Structures. Michael Ernemann Architects, Aspen Historical Society

**VI. Significance**

37. Local landmark designation: Yes X No \_\_\_\_ Date of designation: 1981  
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;
- X B. Associated with the lives of persons significant in our past;
- X 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 1880's Mining Era and 1950's Early Skiing Era
41. Level of significance: National \_\_\_\_ State \_\_\_\_ Local X

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42. Statement of significance: This structure is related to significant individuals during the Mining Era and the Early Ski Era, two periods of time which were integral to Aspen's development. The structure was built by one and altered significantly by another. Its architecture was recently determined to be insignificant relative to the individuals commonly associated with it.
43. Assessment of historic physical integrity related to significance: All architectural significance based on the Mining Era was lost during the 1950's alterations, with the exception of the carriage house. The façade and visible grounds most widely associated with the 1950's occupants remains generally intact. Other less visible alterations have completely changed the structure from what it was in the 1950's. The carriage house has retained its Mining Era character with some 1950's and 1990's changes, and still does today.

**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: Numerous Mining Era structures are present in this area. House sits at the end of an historic park.

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: R18, F13 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.