

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 4)

Official eligibility determination (OAH 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.113.4
2. Temporary resource number: 419.EHY
3. County: Pitkin
4. City: Aspen
5. Historic building name: Cowenhoven and Brown Block
6. Current building name: Paragon Building
7. Building address: 419 E Hyman Avenue Aspen Colorado 81611
8. Owner name and address: 419 E Hyman LLC c/o Ted Skokos 425 W Capital Avenue Suite 3200
Little Rock Arkansas 77201

II. Geographic Information

9. P.M. 6 Township 10 South Range 84 West
NW ¼ of NE ¼ of NW ¼ of NW ¼ of Section 18
10. UTM reference
Zone 1 3; 3 4 2 9 5 0 mE 4 3 3 9 1 0 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): Roaring Fork Arms Condominiums Block: 89
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Site is the Roaring Fork Arms Condominiums, Block 89 of the
City and Townsite of Aspen. Assessors office Record Number 273718216029.
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length _____ x Width _____
16. Number of stories: 3
17. Primary external wall material(s) (enter no more than two): Brick
18. Roof configuration: (enter no more than one): Flat Roof
19. Primary external roof material (enter no more than one): Synthetic Roof
20. Special features (enter all that apply): Decorative cornice, Segmental arch windows

Resource Number: 5PT.113.4
Temporary Resource Number: 419.EHY

Architectural Inventory Form
(Page 2 of 4)

21. General architectural description: Three story brick commercial building with elaborate detail in the cornice line. First floor features a centered doorway to access the upper floors of the building, flanked by two matching storefronts. The storefronts have recessed, centered entries flanked by storefront windows. There is a band of transom windows across the first floor and kickplates below the windows. The first floor storefronts are defined by cast iron columns, with brick segmental arches and floral detailing above them. This is the same design as the adjacent Aspen Block Building. On the second floor, there are double hung windows with segmental arches, and on the third floor, the same windows with Roman arches. There are double hung windows on the east, west, and south sides of the building.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Historic billboard painted on west side of building, currently under restoration.
24. Associated buildings, features, or objects: None

IV. Architectural History

25. Date of Construction: Estimate _____ Actual 1889
Source of information: Assessor
26. Architect: _____ Unknown
Source of information: _____
27. Builder/Contractor: _____ Unknown
Source of information: _____
28. Original owner: _____ Cowenhoven and Brown
Source of information: Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):
First floor storefront windows and doors have been replaced. Exterior restoration/renovation is currently underway.
30. Original location Moved Date of move(s): _____

V. Historical Associations

31. Original use(s): _____ Commerce and Trade
32. Intermediate use(s): _____
33. Current use(s): _____ Commerce and Trade
34. Site type(s): _____ Commercial District
35. Historical background: Built by Cowenhoven and Brown, who were both heavily involved in the development of silver mining in Aspen.

Resource Number: 5PT.113.4
Temporary Resource Number: 419.EHY

Architectural Inventory Form
(Page 3 of 4)

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: _____

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: One of four iron storefront commercial buildings in Aspen and one of the few three story buildings.

43. Assessment of historic physical integrity related to significance: Building is in good condition. Alterations have not significantly compromised character.

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: Lies within a locally designated historic district.

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: R19, F8 Negatives filed at: Aspen/Pitkin Community Development Dept.

48. Report title: City of Aspen 2000 Update of Survey of Historic Sites and Structures

49. Date(s): 8/2000 50. Recorder(s): Suzannah Reid and Patrick Duffield

Resource Number: 5PT.113.4
Temporary Resource Number: 419.EHY

Architectural Inventory Form
(Page 4 of 4)

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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