

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.269
2. Temporary resource number: 523.WFR (523.WF)
3. County: Pitkin
4. City: Aspen
5. Historic building name: _____
6. Current building name: _____
7. Building address: 523 West Francis Street Aspen Colorado 81611
8. Owner name and address: Lucy Sharp Dikeou
25 Polo Club Circle Denver, CO 80209

II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West
NE ¼ of SE ¼ of NW ¼ of SE ¼ of Section 12
10. UTM reference
Zone 1 3 ; 3 4 2 2 4 0 mE 4 3 3 9 7 8 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): D & E Block: 28
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Site is comprised of Lots D & E, Block 28 of the City and
Townsite of Aspen. Assessors office Record Number: 2735-124-25-002
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 and 1/2 story
17. Primary external wall material(s) (enter no more than two): Horizontal Wood Siding
18. Roof configuration: (enter no more than one): Gable Roof
19. Primary external roof material (enter no more than one): Wood Shingles
20. Special features (enter all that apply): _____

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21. General architectural description: A one and 1/2 story wood frame mining era structure. A gable end faces the street with a horizontal vent window in the eave, and a shallow bay with a large double hung on the main level. The bay has a hipped roof supported by brackets, the base is also supported by brackets. A cross gable sits behind the front gable, and extends to the east. A shed roof porch takes off from the gable end to the east and infills the corner. The front door sits at 90° to the street. The porch shed wraps the edge of the cross gable, and passes in front of an additional one and 1/2 story front gable set back on the site. A dormer sits on the main gable above and faces east. The west side has an asymmetrical gable end, with a long low slope extending to the south, minimal window openings. Horizontal wood siding runs throughout with corner boards; fishscale shingles infill the gable ends and are painted in decorative patterns.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Two large spruce at front. Three foot iron fence with gate and arbor (not original). Straight brick walkway to street lined with perennials. One crabapple tree in front.
24. Associated buildings, features, or objects: A simple vertically sided flat roof out building sits on the alley

IV. Architectural History

25. Date of Construction: Estimate 1893 Actual _____
Source of information: Sanborn & Sons Insurance maps
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):
Additions to the east and south dates unknown, porch enclosure, window replacements, all dates unknown. Addition to rear, restoration of the porch, and front bay, new siding, all early 1994.
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

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35. Historical background: This structure is representative of Aspen's mining era character. The building represents a typical form known locally as a "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: _____
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: 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 and additions have obscured, then restored, some of the original character of the structure, no original materials or detail remain. Renovations have brought back some original character. New details are appropriate in character, and additions are visually separate, but use much of the same detail used on the original house form.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:
Eligible Not Eligible Need Data _____

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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: R6: F28, 29 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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