

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form
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Official eligibility determination
(CAHP 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.225
2. Temporary resource number: 935.KIN
3. County: Pitkin
4. City: Aspen
5. Historic building name: _____
6. Current building name: _____
7. Building address: 935 King Street Aspen, Colorado 81611
8. Owner name and address: Ernst Kappeli
PO Box 1962 Aspen, CO 81612

II. Geographic Information

9. P.M. 6 Township 10 South Range 84 West
1/4 of _____ 1/4 of _____ 1/4 of _____ 1/4 of Section 7
10. UTM reference
Zone 13 ; _____ mE _____ 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): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Site is comprised of a Metes and Bounds parcel in the East Aspen & Hughes Addition, more fully described at Bk 13, Pgs 781 and 791, Bk. 0425, Pgs. 0781 and 0791 and a tract of land in Section 7-10-84, being part of tract 40, East Aspen Addition and Sunset Lode, U.S.M.S. No. 5310, and also sometimes described as part of Lots 1, 2, & 3; Blk5 and part of Lots 3 & 4; Blk 6, and a part of Queen Street, Hughes Addition.
Assessors office Record Number: 2737-074-00-022
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: One 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

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19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): _____
21. General architectural description: A typical Miner's Cottage. The gable end faces the street (north) with pair of double hung windows as the principal window. A side gable runs to the east with a shed roof porch infilling the corner. The porch roof extends beyond the face of the front gable. A mixture of posts support the roof and sit on a low frame wall with horizontal siding. The entry door sits below the porch roof, facing the street.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: _____
24. Associated buildings, features, or objects: A shed at southwest rear; a single gable structure with wood siding.

IV. Architectural History

25. Date of Construction: Estimate 1880's Actual _____
Source of information: Based on building style
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):
Several shed additions off rear, replaced siding, porch alterations, all pre 1980.
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 representative of Aspen's mining era character. The building represents a type known locally as the "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

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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: This structure is intact in its massing and scale. Additions are small and at the rear, materials and details have been altered.

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: R11, F17 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

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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
1300 Broadway, Denver, CO 80203 (303) 866-3395