

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.209
2. Temporary resource number: 1006.ECO (1006.EC)
3. County: Pitkin
4. City: Aspen
5. Historic building name: \_\_\_\_\_
6. Current building name: \_\_\_\_\_
7. Building address: 1006 East Cooper Ave, Aspen Colorado 81611
8. Owner name and address: David Bluefield Pearlstein  
1470 Snowmass Creek Rd. Snowmass, CO 81654

### II. Geographic Information

9. P.M. 6 Township 10 South Range 84 West  
NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 18
10. UTM reference  
Zone 1 3; 3 4 3 5 0 0 mE 4 3 3 8 8 9 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): L, & West 10' of Lot M Block: 34  
Addition: East Aspen Addition Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is comprised of Lot L, & West 10' of Lot M, Block 34 of the  
East Aspen Addition. Assessors office Record Number: 2737-182-23-004  
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 43' x Width 30'
16. Number of stories: One story
17. Primary external wall material(s) (enter no more than two): Metal, Aluminum
18. Roof configuration: (enter no more than one): Gable Roof
19. Primary external roof material (enter no more than one): Wood Shingle Roof
20. Special features (enter all that apply): Porch, Chimney

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21. General architectural description: A typical single story wood frame Miner's Cottage. The gable end faces the street with a low pitched porch roof on the gable end. Porch covers an entry on the right and a tall double hung window on the left. Left side of the house projects out beyond the porch roof, and is a gable running parallel to the street. Large scale metal horizontal siding runs throughout. Porch has turned posts and elaborate openwork brackets and frieze. Concrete porch floor is almost at grade. Windows are a mix of casements and double hungs, door is a multi-panel door with a small light in the center.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Iron post and twisted wire fence typical of Victorian era, 3 crabapples in typical street tree locations.
24. Associated buildings, features, or objects: Large out building, 1 & 1/2 story gable roof, original wood siding combined with new wood and asphalt.

**IV. Architectural History**

25. Date of Construction: Estimate 1880's Actual \_\_\_\_\_  
Source of information: Based on building type
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):  
Addition to the street facing façade and material changes, pre 1980. Small early addition to the rear.
30. Original location X 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 typical 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: Addition to the street façade and the alteration of the exterior materials interfere with the character of the original structure. Characteristic details at the porch relay the buildings age. Basic form remains but is compromised.

**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: R17; F4, 5 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

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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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