

# 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.164
2. Temporary resource number: 124.ECO (124.EC)
3. County: Pitkin
4. City: Aspen
5. Historic building name: \_\_\_\_\_
6. Current building name: Snow Queen Lodge
7. Building address: 124 East Cooper Street Aspen, Colorado 81611
8. Owner name and address: Snow Queen Lodge Partnership  
124 East Cooper Street Aspen, Colorado 81611

### II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West  
NE ¼ of NE ¼ of NE ¼ of NE ¼ of Section 13
10. UTM reference  
Zone 1 3; 3 4 2 6 2 5 mE 4 3 3 9 1 3 7 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): East 1/2 of Lot P & Lot Q Block: 69  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is comprised of the East 1/2 of Lot P & Lot Q; Block 69 of the City and Townsite of Aspen. Assessors office Record Number: 2735-124-71-006  
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 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): Asphalt Roof
20. Special features (enter all that apply): Porch

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21. General architectural description: A two story mining era wood frame structure on a concrete foundation. A broad gable end faces the street (south) With a single large double hung in a shallow bay on the second level, and a deeper bay with a pair of double hungs on the first level. Both are centered on the gable end. The surface of the shallow bay extends up into the peak and infills the peak with a sunburst design, the bay sits on the shallow hipped roof of the larger bay below. The larger bay has two narrow double hungs on the sides, and the base sits on the ground. The large bay has a series of scroll brackets supporting the roof and beaded trim on all the flat surfaces. The gable ends have decorative vergeboards and small returns on the eaves. A narrow portion of the gable end wall extends to the right, creating a slight asymmetry on the front gable end. A cross gable extends to the right, set far back from the main façade, and two story a 1/4 curve volume infills the corner. The roof is rounded at the top and cut away on the sides creating a clipped gable effect over the curved volume. A single story porch follows the curve on the lower level, covering the entry door at 90° to the street, a tall narrow double hung on the curved surface, and fixed window facing the street on the back volume. The porch has square cut decorative posts and pilasters, with a pierced decorative frieze and spindle brackets. The rear gable has been extended vertically and expanded with a contemporary two story addition, with a second level deck, and detailing similar to the Victorian era structure.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Original style gas lantern light at walkway
24. Associated buildings, features, or objects: none

**IV. Architectural History**

25. Date of Construction: Estimate 1885-6 Actual \_\_\_\_\_  
Source of information: Pitkin County Assessor
26. Architect: Unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: Unknown  
Source of information: \_\_\_\_\_
28. Original owner: Trustees of Union Presbyterian Church  
Source of information: Pitkin County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Modifications to the front porch, replacement windows, significant additions to the rear, significant additions to and alteration of rear east side, dates unknown, 1970's or 1980's
30. Original location  Moved  Date of move(s): \_\_\_\_\_

**V. Historical Associations**

31. Original use(s): Domestic

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32. Intermediate use(s): \_\_\_\_\_
33. Current use(s): Commerce and Trade
34. Site type(s): Residential Neighborhood
35. Historical background: This structure is representative of Aspen's mining era character. In particular, this structure, along with 118 E. Cooper, was owned by the Union Presbyterian Church from 1885 to 1889. It had been deeded from the Aspen Town & Land Company in 1885. No data on the building use is available. The building has the characteristics of one of the larger and more unusual mining era structures such as: the principal bay windows and decoration, the curved porch with detailing, and the other decorative elements of the façade.
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: While the primary façade is intact with its original pattern, massing and decoration, the replacement of materials, and additions to the rear which obscure original massing and pattern do impact the integrity of the structure. The form and massing are clear on the street and characteristic of the appropriate period.

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**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; F2, 3 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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