

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.117.9
2. Temporary resource number: 131.EHA (131.EH)
3. County: Pitkin
4. City: Aspen
5. Historic building name: _____
6. Current building name: _____
7. Building address: 131 East Hallam Street Aspen, Colorado 81611
8. Owner name and address: Kermit S. & Jenny W. Sutton
801 12th Ave. S. Suite 400 Naples FL 33940

II. Geographic Information

9. P.M. 6 Township 10 South Range 84 West
NW ¼ of NW ¼ of SW ¼ of SW ¼ of Section 7
10. UTM reference
Zone 1 3; 3 4 2 7 5 0 mE 4 3 3 9 5 3 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): East 1/2 G, H & I Block: 65
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Site is comprised of East 1/2 Lot G, Lot H & Lot I; Block 65 of the City and Townsite of Aspen. Assessors office Record Number 2737-073-15-001
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 on Hip Roof
19. Primary external roof material (enter no more than one): Wood Shingle Roof
20. Special features (enter all that apply): Porch, Decorative Shingles

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21. General architectural description: A large mining era wood frame structure, two stories. A large gable end dormer faces the street (east), with the larger hip volume to the left. A first level porch spans both the main volume and the gable front. The entry door is on the main volume, under the porch with a single large double hung centered under the dormer above. The porch has an overframed gable on the left most bay, with a decorative pattern in the pediment. The roof is supported by turned posts with a tall geometric balustrade and a spindle frieze. The gable end has a pair of double hungs centered on the volume, a two double hungs under the eave of the main volume to the left. A two story gable volume projects off the main volume to the south (left) with a single story gable sitting below the upper eave. The north side has a similar arrangement to the east, a large front gable, with a smaller one nested to the right, a porch spans the front with same details as the east side. All gable ends have fishscale shingles, flared out at the springline and decorative vergeboards with a decorative truss in the peak. The upper gables have a half circle vent window sitting in the gable ends. A Metal flue sits on top of the main volume. Windows are used sparingly and are for the most part all the same vertically proportioned double hung, but new wood units.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Wrought iron fence with matching mailbox defines front and side yards. Planting bed along fence typical of Victorian era. Mature spruce along north and east streets. Mature spruce to north on school property.
24. Associated buildings, features, or objects: A front gable single car garage with similar but simplified detailing.

IV. Architectural History

25. Date of Construction: Estimate 1889 Actual _____
Source of information: Pitkin County Assessor
26. Architect: Unknown
Source of information: _____
27. Builder/Contractor: Unknown
Source of information: _____
28. Original owner: D. T. Reynolds
Source of information: Pitkin County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Window replacements (white clad), and alterations, addition of a couple of new units, between 1980 and 1990.
30. Original location Moved Date of move(s): _____

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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 part of the overall mining era residential context. In particular it was built for Dexter T. Reynolds who bought and sold all kinds of properties in the Aspen area, including mining properties. His firm, Gill & Reynolds, represented insurance companies during the mining era. The property was later purchased by Elias Cohn who was the manager of Aspen Sampling works, the Durant and Smuggler mines, and served on the Board of Education.
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: 1991
Designating authority: Aspen City Council
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 represents the upper class lifestyle available in Aspen during the mining era; the materials and craftsmanship available; and the fashion of the time. It indicates the evolution of Aspen from a rugged mining camp to a complex society.
43. Assessment of historic physical integrity related to significance: The structure is, for the most part, intact, in its form and details. Inappropriate alterations to the windows have negatively impacted the original character of the structure.

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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: A number of 19th century structures exist in this area.

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: R2, F33, 34 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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