

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.116.20
2. Temporary resource number: 206.LAK
3. County: Pitkin
4. City: Aspen
5. Historic building name: Newberry House
6. Current building name: _____
7. Building address: 206 Lake Avenue Aspen, Colorado 81611
8. Owner name and address: John J. Nicholson (Lou Adler Rev. Trust)
9911 W. Pico Blvd. PHA Los Angeles, CA 90035

II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West
SE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 12
10. UTM reference
Zone 1 3 ; 3 4 2 6 2 5 mE 4 3 3 9 8 1 5 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): 20 Block: 103
Addition: Hallam's Addition Year of Addition: _____
13. Boundary Description and Justification: Site is comprised of Lot 20; Block 103 of Hallam's Addition to the City of Aspen. Assessors office Record Number: 2735-124-88-005
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): Asphalt Roof
20. Special features (enter all that apply): Decorative Shingles, Porch, Chimney

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21. General architectural description: A large wood frame structure with an asymmetrical layout of forms. The principal façade faces mostly south with a central front gable. The gable contains a smaller gable projecting out over the entry door, porch and a shallower bay which projects adjacent to the entry volume. The gables all have the eave line returning across the front of the gables and creating a flared eave running along a continuous line. The secondary gable has a pair of double hungs on the second floor level, centered on its width, and is open on the main level creating a porch. The wall above the porch flares slightly at the top of the porch posts. The porch emerges on the left side and continues around the corner of the house under a hipped roof. The porch level is four steps above grade. The smaller bay sits under the returned eave and has a single double hung on the second level and a rectangular, horizontally proportioned window with a windowpane pattern centered below. The line of the main bay flared edge is carried across this shallow bay as a crown molding. The main gable also has a line of flared shingles running around at the second floor level, slightly higher than the line on the secondary gable volume. The gable ends are infilled with decorative shingles, a series of vent windows sit in the larger gable end. A hipped roof volume extends to the east and the west side has a rectangular shaped bay over a long porch. The porches have a light arched frieze and a simple square picket balustrade. The house has a variety of window shapes and types. A corbelled brick chimney sits on the cross ridge.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Significant cottonwood street trees line the street side and frame the front entry; a traditional style metal fence runs the length of the street frontage; an original carriage stoop and a concrete pathway to house; mature cottonwoods and spruce line the property to the north and west with some choke cherry shrubs.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate _____ Actual 1886
Source of information: Pitkin County Assessor
26. Architect: Unknown
Source of information: _____
27. Builder/Contractor: Unknown
Source of information: _____
28. Original owner: T. G. Lyster
Source of information: Pitkin County Assessor

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29. Construction history (include description and dates of major additions, alterations, or demolitions): 1980 photo shows enclosed porch and casement as well as double hung windows. By 1991 porch has been reopened with new posts, frieze and balustrade. Many materials were replaced pre 1990, and addition to east side, date unknown, pre 1990.
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 has the characteristics of the Queen Anne Shingle Style and is one of the more significant residential structures from the mining era. In particular, this house is associated with a number of important individuals from the late 1880's. T. G. Lyster the original owner of record brought his family to aspen in 1886 to help organize the First National Bank of Aspen, becoming its cashier. He also was responsible for the house across the corner. Additional information is available from the 1986 Multiple Resource Nomination book.
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; 1986 National Register Nomination Form.

VI. Significance

37. Local landmark designation: Yes No Date of designation: Ord. 57-1981
Designating authority: City of Aspen
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

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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 upper class family or individual during that period, as well as the construction techniques, materials available and the fashion of the time. It is also significant for the people who have been associated with the structure over time.
43. Assessment of historic physical integrity related to significance: Restoration has brought back some of the original pattern of the house, overall massing and pattern of the main façade is intact. New window types are isolated and recognizable, Structure has suffered from some alterations but is generally intact and unique in its form and detail.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: This structure is currently listed on the National Register 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: R3; F7, 8 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.

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