

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

(page 1 of 4)

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.243
2. Temporary resource number: 215.WBL (215.WB)
3. County: Pitkin
4. City: Aspen
5. Historic building name: \_\_\_\_\_
6. Current building name: \_\_\_\_\_
7. Building address: 215 West Bleeker, Aspen Colorado 81611
8. Owner name and address: Margaret W. Saunders  
231 Encino Ave. San Antonio TX 74609

## II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West  
NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of SE of Section 12
10. UTM reference  
Zone 1 3; 3 4 2 5 0 0 mE 4 3 3 9 5 2 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): F Block: 51  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Site is comprised of Lot F, Block 51 of the City and Townsite of Aspen. Assessors office Record Number 2735-124-40-004  
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 and 1/2 story
17. Primary external wall material(s) (enter no more than two): Horizontal Wood 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): \_\_\_\_\_

Resource Number: 5PT.243  
Temporary Resource Number: 215.WBL

**Architectural Inventory Form**  
(page 2 of 2)

21. General architectural description: A typical single story wood frame Miner's Cottage. A gable end facing the street with a large single double hung, in a shallow bay, as the principal window. A cross gable runs parallel to the street with a shed roof porch infilling the corner. The porch has been infilled, and the entry brought out to the façade. A small gable sits above the door, with a sunburst siding pattern. A pair of full height casement windows sit adjacent to the door. A gable dormer roof sits on top of the original ridge line, with a rectangular vent window. The house has horizontal wood siding with scalloped shingles infilling the gable ends.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Sits on a narrow site in between two similar structures. Mature spruce on west corner of building. Sandstone stepping stones lead to entry. Mature cottonwood as part of historic streetscape pattern.
24. Associated buildings, features, or objects: A small shed roof outbuilding sits on the alley. Vertical wood siding with an asphalt shingle roof. Rafter tails are exposed on the upper and lower edges of the roof.

**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):  
Porch infilled, porch roof altered, dormer added to roof, window alterations at read, dates unknown
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 typical type known locally as the "Miner's Cottage". Characterized by the size, simple plan, and front gable / porch relationship

Resource Number: 5PT.243  
Temporary Resource Number: 215.WBL

**Architectural Inventory Form**  
(page 3 of 3)

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: 1987  
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 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: Alterations have diminished the original reading of the structure. Uncharacteristic details and decorative elements confuse the original modesty of the structure.

**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 ☐



Resource Number: 5PT.243  
Temporary Resource Number: 215.WBL

**Architectural Inventory Form**  
(page 4 of 4)

**VIII. Recording Information**

47. Photograph numbers: R1; F18, 19 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  
1300 Broadway, Denver, CO 80203 (303) 866-3395