

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.528.7
2. Temporary resource number: 234.WFR (234.WF)
3. County: Pitkin
4. City: Aspen
5. Historic building name: Judge Davis Waite House
6. Current building name: _____
7. Building address: 234 West Francis Street, Aspen Colorado 81611 (includes 232 W. Francis)
8. Owner name and address: Don R. Mullins, Harding & Carbone
3903 Bellaire Blvd. Houston, TX 77025

II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West
NW ¼ of SE ¼ of NE ¼ of SE ¼ of Section 12
10. UTM reference
Zone 1 3 ; 3 4 2 5 1 5 mE 4 3 3 9 7 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): K, L & M Block: 48
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Site is comprised of Lots K, L & M, Block 48 of the City and
Townsite of Aspen. Assessors office Record Number: 2735-124-17-003
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): Horizontal Wood Siding
18. Roof configuration: (enter no more than one): Hip on 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 significant two and 1/2 story wood frame structure. A large front gable faces the street, with a symmetrical arrangement of a large double hung in a very shallow bay, a pair of vertically proportioned double hungs above, and a vertically proportioned vent window in the peak. The bay has very simple detailing with a crown molding at the top. The second level windows are trimmed out with simple square trim board which engage a horizontal band of crown molding that runs across at the plate height. Above the molding sits a field of scalloped shingles, with the vent window is outlined by a trim board which runs the width of the gable end at the sill and at the head. These boards outline different fields of siding types. A wide decorative fascia runs along the gable end. The front gable projects from the hipped roof bulk of the structure. In the notch, at left, a flat roofed porch projects off a single story element. The porch has turned posts with extended scroll brackets. The west side of the structure has a symmetrical arrangement of windows. A bay identical to the front bay sits below a pair of double hungs, a small vertically proportioned window sits in the center of the wall on the first level, and single double hungs on both levels complete the façade. A small single story addition sits at the back with a shed roof entry porch. This addition connects to the carriage house on the back of the lot. On the northeast corner an octagonal structure sits off the corner of the structure. A small shed roof porch also sits on the east side of the building with a symmetrical window arrangement similar to the west side. Structure sits on new concrete foundation covered with copper flashing.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Nine cottonwood street trees, some as double rows. Straight brick path to street. Straight bed lines around house. A crenellated picket fence runs along both street frontages. This design is attributed to Herbert Bayer, but owner painted it.
24. Associated buildings, features, or objects: A two story carriage house sits on the alley, new. A single story gable cottage sits to the east at the front of the site, original to the site and reportedly an original pioneer log cabin which was altered during the height of the mining era.

IV. Architectural History

25. Date of Construction: Estimate _____ Actual 1888
Source of information: Pitkin County Assessor, 1986 National Register Nomination Form
26. Architect: Unknown
Source of information: _____
27. Builder/Contractor: Unknown
Source of information: _____

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28. Original owner: Mrs. Jane E. Crane
Source of information: Pitkin County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Single story shed addition, pre 1940's. Carriage house at rear of site, 1956. Single story connection to carriage house, 1957. (Single story vestibule behind porch may have been added and porch moved out and reconstructed, early.) Octagonal addition; Carriage house reconstructed; Reconstructed connection to carriage house; significant replacement of siding materials and trim; replacement of structure on new foundation; all 1999. Note: references are made to an original log cabin on this site which was improved to become the main house, reference is also made that the adjacent cottage was the log structure and altered during the early 1890's (more likely). No evidence of a log structure was found during major renovations to the main house in the late 1990's.
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. In particular, this house was the residence of Davis H. Waite, local lawyer and publisher of the Aspen Times. He was also the Populist Party governor of Colorado elected in 1893. His term as governor was stormy, with the devaluation of silver and the economic problems of the time. While in office he enacted the law for women's suffrage and Colorado became the second state to do so. He occupied the house before and after his two year term, until his death in 1900. His son-in-law was B. Clark Wheeler, to whom Waite had previously sold the Aspen Times, they were also partners in the law firm. Other important residents include: Herbert Bayer, noted artist and industrial designer, (in the late 40's); R. O. Anderson, chairman of the Aspen Institute for Humanistic Studies, 1953 to late 80's.
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, National Register Nomination Form, 8/15/86

VI. Significance

37. Local landmark designation: Yes No Date of designation: 1982
Designating authority: Aspen City Council

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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. In particular, this house is an important example of a vernacular style Queen Anne Victorian, and characteristic of the quality and detail of upper-class structures of the time found in Aspen. It is the house most associated with Davis Waite.

43. Assessment of historic physical integrity related to significance: This structure is intact with minimal additions and alterations, concentrated at the rear of the structure. Unfortunately a significant loss of original materials was part of the 1998 renovations, considerable siding was replaced, window trim, and some porch posts were altered. In general, however, this structure retains its integrity.

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: _____

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; F3, 4 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

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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