

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.1014
2. Temporary resource number: 710.NTH (710.NT)
3. County: Pitkin
4. City: Aspen
5. Historic building name: _____
6. Current building name: The Gay Nineties House
7. Building address: 710 North Third Street Aspen, Colorado 81611 (Condo w/ 311 Gillespie)
8. Owner name and address: Gilbert C. Greenway c/o Douglas J. Boyle Bank of NY
1290 Avenue of the Americas 5th Floor NYC, NY 10104
for Unit A, See 311 Gillespie St.

II. Geographic Information

9. P.M. 6 Township 10 South Range 85 West
SE ¼ of SW ¼ of SE ¼ of NE ¼ of Section 12
10. UTM reference
Zone 13; 342450 mE 4340065 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): Units A & B of the Martin Condominium Block: 102
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification: Site is comprised of Units A & B of the Martin Condominium; Block 102 of the City and Townsite of Aspen.
Assessors office Record Numbers: 2735-121-27-001 and 002
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 and 1/2 Stories
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Front Gable Roof
19. Primary external roof material (enter no more than one): Asphalt Roof

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20. Special features (enter all that apply): Decorative Shingles, Porch, Chimney
21. General architectural description: A large two and 1/2 story single front gable faces the street with a one story shed roof porch spanning the face of the volume. The porch roof is supported by turned posts, with a simple square picket balustrade and no brackets. The main entry door, with transom, sits asymmetrically to the left of the peak, under a single double hung on the second level. A small gable pediment is overframed on the porch roof above the entry, with a decorative cut-out panel in the gable end. On the right side of the peak a pair of double hungs sits on the second level, with a matching pair with an arched top, under the porch roof below. The upper double hungs sit in a band of horizontal siding with wood banding at the heads and sills, a band of decorative shingles infills the gable end above, with a third band just under the peak. The centerline of the peak is defined by different decorative panels, and the vergeboards are decorated as well. The south side has a single story shed roof volume running the length of the main volume, with a shed dormer and a gable dormer on the roof plane, as well as numerous additions to the rear and south. The gable dormer has a cut back peak, and a pair of double hungs below the hipped portion of the roof; the shed dormer has another pair of double hungs, with minimal detailing. The north side has a similar gable dormer and an asymmetrical side gable addition to the rear. A short brick chimney sits on the main gable at the east end.
22. Architectural style/building type: Late Victorian
23. Landscaping or special setting features: Large cottonwood street trees at the perimeter of the site, with a series of specimen trees along the Third Street edge.
24. Associated buildings, features, or objects: This site is part of a condominium with the structure at 311 Gillespie.

IV. Architectural History

25. Date of Construction: Estimate _____ Actual 1889
Source of information: Pitkin County Assessor
26. Architect: Unknown
Source of information: _____
27. Builder/Contractor: Unknown
Source of information: _____
28. Original owner: I. W. Chatfield
Source of information: Pitkin County Assessor
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Single story addition to south, pre 1980. Substantial additions to rear and south, shed dormer on south roof, date unknown, 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 representative of Aspen's mining era character. The building has the characteristics of an upper class home of the time. In particular the house was built for I. W. Chatfield, who was involved in mining and cattle ranching. William Cornwall and family lived in the house from 1910 to 1946, when Walter Paepcke purchased the house for the Aspen Company.
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: 1982
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: Massing, pattern and detail of the structure are intact. Additions are substantial but are kept to the rear, with the exception of the early shed addition, and retain the basic massing 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: _____

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: R10; F32, 33 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