NPS Form 10-900
(3-82)

Substantive Review

OMB No. 1024-0018
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received JAN 22 1987
date entered MAR 6 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic HISTORIC RESOURCES OF ASPEN (Multiple Resource Area)

and/or common Aspen Multiple Resource - A partial inventory

2. Location

street & number various. See individual forms. n/a not for publication

city, town Aspen n/a vicinity of n/a

state Colorado code 08 county Pitkin code 097

3. Classification

Category	Ownership	Status	Present Use	
n/a district	n/a public	x occupied	n/a agriculture	n/a museum
x building(s)	x private	n/a unoccupied	x commercial	n/a park
n/a structure	n/a both	n/a work in progress	n/a educational	x private residence
x site	**Public Acquisition**	**Accessible**	n/a entertainment	n/a religious
n/a object	n/a in process	x yes: restricted	n/a government	n/a scientific
	n/a being considered	n/a yes: unrestricted	x industrial	n/a transportation
X multiple resource		n/a no	n/a military	n/a other:

4. Owner of Property

name see attached list of property owners

street & number attached list

city, town n/a n/a vicinity of state n/a

5. Location of Legal Description

courthouse, registry of deeds, etc. Pitkin County Court House

street & number 506 East Main Street

city, town Aspen state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? n/a yes x no See individual forms

date ongoing n/a federal x state n/a county n/a local

depository for survey records Office of Archaeology and Historic Preservation, CHS

city, town Denver state Colorado

NOMINATED BUILDINGS

1. Matthew Callahan Log Cabin, 205 South Third Street
   Block 39, lots G, H, I, Aspen Townsite
   Mark and Jennifer Sherwin, 7017 Arandale Rd., Bethesda, MD 20817

2. Thomas Hynes Cottage, 303 East Main Street
   Block 80, lots A, B, Aspen Townsite
   Niklaus G. And Gertrude E. Kuhn, Box 8016, Aspen, CO 81612

3. Samuel I. Hallett House, 432 West Francis Street
   Block 34, lots K, L, M, Aspen Townsite
   Virginia Stranahan, 577 East Front Street, Perryburg, OH 43551

4. Eugene Wilder House, 334 West Hallam Street (held for owner notification)
   Block 42, lots K, L, M, Aspen Townsite
   Marvin Getz, Box 4737, Aspen, CO 81612

5. D. E. Frantz House, 333 West Bleeker Street
   Block 44, lots A, B, C, D, Aspen Townsite
   Ruth Whyte, Box 202, Aspen, CO 81612

6. Dixon-Markle House, 135 East Cooper Avenue
   Block 70, lots H, I, Aspen Townsite
   Sarah R. Werner, 510 Cemetery Lane, Aspen, CO 81611

7. Shilling-Lamb House, 525 North Second Street
   Block 40, lots H, I, Aspen Townsite
   Catherine Conover, Box 57, Glade Park, CO 81523

8. Davis Waite House, 234 West Francis
   Block 48, lots K, L, M, Aspen Townsite
   R. O. Anderson, Box 1000, Roswell, NM 88201

9. Judge Shaw House, 206 Lake Avenue
   Block 103, lots 23, 24, Hallam Addition
   John J. Nicolson, c/o Lou Adler, P. O. Box 67006, Los Angeles, CA 90067

10. Henry Webber House, 442 West Bleeker Street
    Block 36, lots K thru S, Aspen Townsite
    Jeff and Mary Parker Weaver, 442 W. Bleeker, Aspen, CO 81611

11. Bowles-Cooley House, 201 West Francis Street
    Block 49, lots F, G, H, I, Aspen Townsite
    George Vicenzi, P. O. Box 2238, Aspen, CO 81612

NOMINATED BUILDINGS

12. The Brick Saloon (Red Onion), 420 East Cooper Avenue
Block 89, lot M, Aspen Townsite
Red Onion Investors Joint Venture, c/o Charles Israel
418 E. Cooper, Aspen, CO 81611

13. Riede's City Bakery, 413 East Hyman Avenue
Block 89, part of lot D, Aspen Townsite
Liz Sorensen and Mary Webster, 413 East Hyman Avenue, Aspen, CO 81611

14. La Fave Block, 405 South Hunter Street
Block 96, lot I, Aspen Townsite
Stein Eriksen, Box 1245, Aspen, CO 81612

15. Collins Block - Aspen Lumber and Supply (Aspen Hardware)
204 South Mill Street
Block 88, lots A, B, Aspen Townsite
High Country Lumber Co., Property Tax Department
P. O. Box 50, Boise, ID 83728

16. Smuggler Mine, foot of Smuggler Mountain
Smuggler-Durant Mining Corporation Substantive Review
1650 Broadway, Suite 703
New York, NY 10019

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Determination of Eligibility

1. Eben Smith-Elisha House, 320 West Main Street
Block 44, lots N, O, P, Aspen Townsite
Estate of Svea F. Elisha, c/o Ingrid M. Stuebner, trustee
c/o Kenneth T. Eichel, 1120 Lincoln, Suite 1100, Denver, CO 80203

2. Aspen Block, 303-09 South Galena Street
Block 89, lots E 6 ft. of G & H, I, Aspen Townsite
Arcades Associates Ltd., c/o Don Seagle, Jacobson Property Management
730 E. Durant, Aspen, CO 81611
James E. Cox, P. O. Box 111, Martinez, CA 94553

3. Cowenhoven Block (Ute City Banque), 501 East Hyman Avenue
Block 95, part of lots A, B, C, Aspen Townsite
Arcades Associates Ltd., c/o Don Seagle, Jacobson Property Management
730 E. Durant, Aspen, CO 81611
James E. Cox, P. O. Box 111, Martinez, CA 94553

7. Description

See individual forms for "condition"

Condition
n/a excellent
X good (over-all)
n/a fair
n/a deteriorated
n/a ruins
n/a unexposed

Check one
n/a unaltered
X altered

Check one
X original site
n/a moved date n/a

Describe the present and original (if known) physical appearance

The 1880 Aspen townsite was platted in a remote mountain valley in the west central Rocky Mountains of Colorado. At an elevation of just under 8,000 feet, the townsite had an irregular shape bounded by the foot of Aspen and Smuggler mountains, the Roaring Fork River and Castle Creek. The rectangular blocks were laid out in the traditional grid pattern with the directions just off the true compass points. The streets were designated to be 75 feet wide. The two major thoroughfares, Main Street (east/west) and Center Street (now Garmish - north/south) were 100 feet wide. After the 1960s, the unpaved streets were surfaced and many were widened.

The commercial core, a locally designated overlay historic district, is centrally located with 19th century residential areas on the east and west sides. (The commercial core does not qualify for the National Register because of the number of intrusions.) It contains historic brick and stone commercial buildings, a number of small wooden 19th century residences and contempory infill structures. This area, the original location of Aspen's early commerce, is still the center of the retail shopping, restaurant dining and entertainment. (photo #20, 22)

The neighborhood to the east, originally a worker's residential and industrial area, contains many small, unpretentious Miner's Cottages and new residential buildings on former industrial and residential sites.

Aspen's more affluent citizens preferred the neighborhoods west of the commercial core, such as West Aspen, and Hallam's Addition. The section around the Aspen Community Church, 200 North Aspen Street (a designated local landmark and listed on the National Register) has a high percentage of historic residences. Main Street, the historic entrance into Aspen, contains a wide variety of 19th century Victorian houses and a number of early ski lodges. (Main Street is a locally designated historic district, but does not qualify for the National Register because of the number of intrusions.)

The residential streets, notably on the west side, are defined by rows of cottonwood, spruce and other mature street trees (photo #25, 27, 28, 29). The small irrigation ditches, to water the trees, are still visible in some locations. Few residential streets have sidewalks and curbs (photo #26). Along the streets, the set-back of the 19th century dwellings is uniform and the property lines are historically defined by three to four foot high decorative iron or wood picket fences. Extant fences include the low wooden fence at the Waite House, 234 West Francis Street (photo #8, 8a, 8b) and Pioneer Park's iron fence at 442 West Bleeker Street (photo #4, 4a). The grassed yards are enhanced by flower beds, shrubbery and occasional specimen trees. Along the alleys, the traditional board fences are five to six feet high (photo #24). The alleys run the length of the

blocks and are lined with an interesting variety of outbuildings from wood and masonry carriage houses, to barns, sheds and contempory garages (photo #2b, 3a, 4b, 5a, 6c, 10b).

Because there was an abundance of timber--wood frame and clapboard characterize the 19th century residential construction in Aspen with only a handful of brick dwellings. There are a small number of houses that are over two stories, but the majority are one or one-and-one-half stories. The most common roof shape is a steep pitched gable, originally with wood shingles or metal with a standing seam. Shed roofs are more often seen on additions and front porches. Hipped and Mansard roofs are rare. Wooden front and side porches with decorative elements including turned posts, railings and brackets are standard. Originally painted white or left natural, the wooden houses now display a wide range of colors from subdued to extremely bright with highlighted ornamental details, not unlike San Francisco's "Painted Ladies."

Many vacant lots were created during the "quiet years" (1900-1940s) through abandonment, deterioration, fires and relocations. Since Aspen's rebirth, these lots are gradually filling up with contempory commercial and residential buildings, many of which do not conform to Aspen's historic fabric. A great number of older buildings have been inappropriately renovated with non-historic materials or out-of-scale additions.

The nominated buildings* are those which retain most of their original integrity and feeling associated with Aspen's prosperous 19th century mining era. These represent the prominent building types constructed from the mid-1880s to 1893 and include examples of the hand hewn log cabin, the vernacular Miner's Cottage, large Victorian style houses and commercial buildings. In the early 1880s, Aspen quickly evolved from a mining camp of tents to a log cabin town. Some of the pioneer log buildings were later incorporated into larger buildings or were sided with clapboard. Such buildings include the small building in the side yard of the Waite House, 234 West Francis Street, (photo #8b), and part of the Samuel I. Hallett House, 432 West Francis Street (photo #10, 10a). Buildings such as the Callahan Log Cabin at 205 West 3rd Street have all but disappeared. Constructed ca. 1885 of hand hewn logs, it is relatively unaltered with early additions at the rear and side (photo #11, 11a).

Log cabins were replaced by the early miner's dwellings, which were small and unornamented. As Aspen's fortunes grew, so did the number of miner's cottages until they were the most prevelant type of dwelling in town. These picturesque, clapboard homes are from one to

*See "Methodology" section of form, #7, p. 6 for criteria of selection.

one-and-one-half stories, with two to five rooms, a rectangular or L shaped plan, a gabled roof and wooden front porch. Because of their small size, additions were put onto these houses only a year or two after completion. Many cottages have two front entrances, one for every day use and one for special occasions. The windows are uniformly narrow and tall with double hung wood sash. Of special interest is the similar design of the bay window found on most of these cottages. The rectangular bays may be in front or on the side and have sawn brackets under the base, a pair of windows with one-over-one double hung, wood sash and a small steep bracketed roof. Many of the original double windows have been replaced with a single, fixed pane of glass. Intact examples of miner's cottages include the unaltered 1885 Thomas Hynes Cottage, on a corner site at 303 East Main. It is the acme of Aspen cottage design with an L plan, wooden front and side porches and a typical front bay window (photo #7, 7a, 7b).

As prosperity began to flow from the mines beginning ca. 1885 to 1893, not only were more miner's cottages built, but also larger, more stylish homes for the mine owners and managers and prosperous businessmen. Victorian styles of the day, such as Queen Anne (the most prevelant), Shingle Style and Second Empire Revival, were the most favored. For the most part, these were wood frame and clapboard with Victorian ornament such as the nominated Dixon-Markle House, 135 East Cooper Avenue (photo #2, 2a), The Waite House; 234 West Francis Street (photo #8, 8a, 8b); The Shilling-Lamb House; 525 North 2nd Street (photo #12); The Eugene Wilder House, 334 West Hallam Street (photo #1, 1a); The Frantz House, 333 West Bleeker Street (photo #3, 3a), and the Smith-Elisha House,* 320 West Main Street (photo #5). The few landmark quality brick houses which retain most of their original integrity include the nominated Bowles-Cooley House, a three-story, brick Queen Anne at 201 West Francis Street (photo #6, 6a, 6b) and Henry Webber's Pioneer Park, Aspen's only intact Second Empire Revival Style residence (photo #4, 4a).

Several of the nominated residences contain significant interior details such as the woodwork and plasterwork in the Webber House (Pioneer Park) and the woodwork in the Bowles-Cooley House. (See the individual nomination forms for detailed descriptions of the interiors.)

Aspen's commercial buildings followed the same pattern of development as residential. They evolved from tents to log cabins, such as Cowenhoven's first store, to wood frame and clapboard and finally large business blocks of local brick and stone. The early frame buildings were one or two stories, often with a false front and some architectural detail such as wooden brackets or simple gingerbread

*The trustee for the Elisha estate has objected to the nomination.

ornament. The entries were recessed and the display windows were multi-paned. The recently restored Reide City Bakery (ca. 1885) is a notable one-story, frame commercial building with a false front, wood brackets and saw-toothed ornament. Located at 413 East Hyman Avenue, this is one of two remaining frame buildings in the commercial core (photo #16, 16a). After disasterous fires in the 1880s destroyed a number of frame commercial buildings, including the large two-story Clarendon Hotel, a fire district was established. The new fire ordinance required all subsequent construction to be built of brick, stone or other fire-proof materials. Further development in the commercial core came with the arrival of the railroads in 1887-1888. Previously scarce and heavy building materials, such as bricks, stone, metal cornices, iron store fronts, large panes of glass and stained glass for residences, were transported by rail to Aspen.

The 19th century brick and stone commercial buildings, constructed from ca. 1886-1893, were two to three stories in height and had a rectangular plan. The flat roofs were embellished with cornices and parapets. The store fronts were defined by recessed doorways, iron or wood columns and kick plates below the display windows with clerestory windows above. The upper stories, used for offices, residential or storage, have tall, narrow, regularly spaced windows with double hung wood sash, which introduced an important element of verticality and proportion to these late 19th century buildings. An entrance to the second story was usually present at one side of the store front. Originally there were canvas awnings supported by iron fastenings at street level that could be lowered against the intense high altitude sun.

Two of the oldest extant brick commercial buildings are the 1886 Aspen Block* at 303-09 South Galena Street (photo #14) and the 1888 LaFave Block , 405 Hunter Street (photo #18, 18a). Although undocumented, it is very likely that the bricks for these buildings came from the local brick yards. The 1890 Cowenhoven Building (Ute City Banque) *at 501 East Hyman Avenue is one of the most unique and significant of Aspen's commercial buildings. Originally owned by Henry C. Cowenhoven, it is the only one story stone commercial building in Aspen. Its design, with an imposing corner entrance, is finely executed in local stone (photo #17).

Through the years, the commercial buildings, such as the Cowenhoven, Aspen and LaFave buildings, have been renovated several times to accommodate the change of businesses ranging from restaurants, saloons, and mercantiles to drug stores, hardwares and groceries. The upper stories were originally headquarters for numerous mining companies and fraternal orders as well as offices for dentists, doctors, and lawyers. Several buildings had furnished living quarters on the

* The owner of the Aspen Block and the Cowenhoven Block has objected to the nomination.

upper floors. A number of these older buildings have been rehabilitated to return the windows and door openings of the first floor to their original size and location. One of the most original interiors is in the Brick Saloon at 420 East Cooper Avenue, an Aspen landmark now known as the Red Onion. The pressed tin ceiling, the bar and backbar and the clay tile floor - similar to the Jerome Hotel lobby - date from the 1890s (photo #15a, 15b).

Time and economics have taken their toll of Aspen's 19th century commercial buildings. Today contempory buildings have been built on a number of historic commercial sites with little regard for the continuity of the historic streetscape.

Several commercial streets, now closed to auto traffic, have become pedestrian malls. Brick paving, strips of grass, trees, and small streams form linear parks on the former streets (photo #20, 21, 22, 23).

Unlike many 19th century towns, Aspen's plat or physical configuration was not affected by the arrival of the railroads in 1887 and 1888. The rights-of-way did not intrude into the town proper, but skirted the townsite on the north and south. The tracks have been removed and the associated railroad buildings have either been demolished or relocated.

The majority of the old mining related structures on Aspen and Smuggler mountains have disappeared. The few that were located at the foot of Aspen Mountain have been demolished or remodeled. At the nominated Smuggler Mine site, the mine dumps are in their original locations as are the entrances to the five major tunnels leading to thirty-eight underground levels. Two tunnels, the historic 1885 Clark Tunnel and the 1898 Tunnel Number 2, have been reopened. The Clark, dug entirely by hand, retains its original appearance and size (photo #30, 30a-30e). It is the only large mine site visible from Aspen.

Methodology

In 1985, the city of Aspen received a Certified Local Government grant from the Colorado Preservation Office to prepare the Aspen Multiple Resource nomination to the National Register. Barbara Norgren, an historic preservation consultant, was selected by bid process as the contractor to prepare the nomination for twenty Aspen properties. This was to be a partial inventory of eligible properties with others to be added at a later date.

The selection of the sites to be included in the nomination was primarily based on the 1980 citywide survey of Aspen administered by the Aspen/Pitkin County Planning Office. This was the first comprehensive inventory of Aspen's cultural resources. The survey area was within the corporate limits of Aspen, which included the original Aspen Townsite and the early additions. Based on a review of the resources recorded in the survey, a preliminary list was made of forty possibly eligible properties representative of the growth of the town during its significant silver mining period from 1879 to the 1893 Silver Crash. The criteria for the final selection of the twenty properties was established to include, in addition to the National Register criteria, building type and cultural activities which best represented the town's growth during the period of significance.

A field survey was conducted in Aspen by the consultant to verify the integrity and eligibility of the properties on the preliminary list, which was then submitted to the Aspen Historic Preservation Committee (H.P.C.) and the State Preservation Office for approval. At this same time, research of the development of Aspen, prominent historical figures and individual buildings was initiated by the consultant at the Colorado Historical Society and the Western History Department of the Denver Public Library.

The selection of properties to be included in the nomination was based on architectural types and physical integrity as well as historic associations within the period of significance. There were no extant historic buildings from the early settlement period beginning in 1879 up to about 1885. The oldest residential buildings were identified as vernacular log cabins dating to 1885. These were followed by the small frame miner's cottages and later by large brick and frame houses. The commercial buildings followed the same evolution from log cabins to frame buildings and finally brick and stone business blocks. Other buildings within the period of significance which were expected to be found in Aspen were schools, churches and railroad and mine buildings. Unfortunately, all of these had been demolished, with the exception of Aspen Community Church, already listed on the Register, and the Catholic church on Main Street, which was not eligible due to alterations to the front of the building.

Several buildings on the preliminary list were removed for various reasons. Buildings such as the Sardy House, which appeared to be eligible for architectural and historic significance, were found to have lost their original integrity due to large additions and other alterations. Other buildings, such as the Elks Building in the commercial district and the Willoughby House, were clearly eligible, but the owners objected to the nomination.

After the list of nineteen buildings and one mine site was finalized it was submitted to the H.P.C., the Aspen Historical Society and the Aspen/Pitkin Planning Office for comment. The building owners were then contacted by the members of the H.P.C. to explain the project.

Additional research on the final properties was done at the Colorado Historical Society Library, the Western History Department of the Denver Public Library and the Aspen Historical Society. Photographs were taken of the proposed buildings and the mine site.

After the overview of the history of Aspen's development and the individual nomination forms were prepared, a public meeting was held in Aspen in September, 1986. The owners of the nominated properties, the Aspen City Council, the Aspen Historic Preservation Committee and interested citizens were invited to attend the hearing. Gloria Mills, of the Office of Archaeology and Historic Preservation (OAHP) and Barbara Norgren, the contractor, discussed the nomination process, explained the project and methodology and answered questions.

NOMINATED RESOURCES

1. Matthew Callahan Log Cabin, 205 South 3rd - ca. 1885 (Aspen Landmark)
Pioneer Log with side gable roof, one story, old frame additions on rear and side.
Photo #11

2. Thomas Hynes Cottage, 303 East Main - 1885
Vernacular wood frame, one story, gabled L, Miner's Cottage
Photo #7

3. Samuel I. Hallett House, 432 West Francis - ca. 1885-1886 (Aspen Landmark)
Vernacular wood frame, one story, gabled L.
Photo #10

4. Eugene Wilder House, 334 West Hallam - 1885
Queen Anne, two stories, wood frame and clapboard.
Photo #1

5. D. E. Frantz House, 333 West Bleeker - ca. 1886 (Aspen Landmark)
Queen Anne elements, two stories, wood frame and clapboard.
Photo #3

6. Dixon-Markle House, 135 East Cooper - ca. 1888 (Aspen Landmark)
Queen Anne elements, two stories, wood frame and clapboard.
Photo #2

7. Shilling-Lamb House, 525 North 2nd - ca. 1880s or early 1890s. (Aspen Landmark)
Queen Anne, two stories, wood frame and clapboard.
Photo #12

8. Davis Waite House, 234 West Francis - 1888 (Aspen Landmark)
Queen Anne elements, two stories, wood frame and clapboard.
Photo #8

9. Judge Shaw House, 206 Lake Avenue - no date (1890s) (Aspen Landmark)
Queen Anne/Shingle style, two stories, wood frame, clapboard and shingles.
Photo #9

10. Henry Webber House (Pioneer Park), 442 West Bleeker - 1885 (Aspen Landmark)
Second Empire Revival, two stories, brick and wood shingles.
Photo #4

11. Bowles-Cooley House, 201 West Francis - 1889 (Aspen Landmark)
Queen Anne, two and one-half stories, brick.
Photo #6

12. The Brick Saloon (Red Onion), 420 East Cooper - 1892 (Aspen Landmark and Commercial District)
Victorian Commercial, two stories, brick.
Photo #15

13. Riede's City Bakery (Uncle Willy's), 413 East Hyman - ca. 1885 (Aspen Landmark and Commercial District)
Vernacular wood framed, false front commercial, one story.
Photo #16

14. LaFave Block, 405 Hunter - 1888 (Commercial District)
Victorian Commercial, two stories, brick with wood frame and clapboard at rear.
Photo #18

15. Collins-Aspen Lumber (Aspen Hardware), 204 South Mill - 1891-1893 (Aspen Landmark and Commercial District)
Victorian Commercial/Classical Revival elements, two stories, stone and brick.
Photo #19

16. Smuggler Mine Site, Smuggler Mountain, 1879
Tunnels and mine dumps in original locations.
Photo #30

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Determination of Eligibility

1. Eben Smith - Elisha House, 320 West Main - ca. 1890
Queen Anne/Shingle styles, two and a half story, wood frame, clapboard and shingles.
Photo #5

2. Aspen Block 303-09 South Galena - 1886 (Aspen Landmark and Commercial Core District)
Victorian Commercial, two stories, brick.
Photo #14

3. Cowenhoven Block (Ute City Banque), 501 East Hyman - 1890 (Commercial District and Aspen Landmark)
Victorian Commercial, one story, local Peachblow sandstone.
Photo #17

The following Aspen buildings are listed on the National Register of Historic Places:

Armory Hall/Fraternal Hall (City Hall), 130 South Galena Street
Aspen Community Church, 200 North Aspen Street
Hyman-Brand Building, 203 South Galena Street
Pitkin County Courthouse, 506 East Main Street
Stallard-Wheeler House, 620 West Bleeker Street
Wheeler Opera House, 330 East Hyman Avenue
Jerome Hotel, 330 East Main Street

Aspen has 85 locally designated landmark buildings and two districts, Main Street and the Commercial Core.

8. Significance

Period	Areas of Significance—Check and justify below				
n/a prehistoric	n/a archeology-prehistoric	n/a community planning	n/a landscape architecture	n/a religion	
n/a 1400–1499	n/a archeology-historic	n/a conservation	n/a law	n/a science	
n/a 1500–1599	n/a agriculture	n/a economics	n/a literature	n/a sculpture	
n/a 1600–1699	x architecture	n/a education	n/a military	n/a social/ humanitarian	
n/a 1700–1799	n/a art	x engineering	n/a music		
xx 1800–1899	x commerce	n/a exploration/settlement	n/a philosophy	n/a theater	
n/a 1900–	n/a communications	x industry	n/a politics/government	n/a transportation	
		n/a invention		n/a other (specify)	

Specific dates 1879 - 1893 **Builder/Architect** various. See individual forms.

See individual forms.

Statement of Significance (in one paragraph)

The buildings contained in the Aspen Multiple Resource nomination represent the architecturally and historically significant building types constructed during Aspen's prosperous mining period which began in 1879 and ended with the 1893 Silver Crash. The nominated Smuggler Mine site (photo #30, 30a-e) is significant as one of the 1879 silver claims and which became one of the most prosperous mines in the U.S. Aspen was founded in 1880 after the discovery of silver in the remote Roaring Fork Valley of Colorado's Rocky Mountains. By the 1890s, this town was one of Colorado's most important mining communities and reached a physical maturity and cultural sophistication not usually found in other Colorado mountain towns.

The value and quantity of Aspen's silver ore was second only to Leadville, Colorado's largest silver producer. Many of the Aspen mine owners reinvested their mining profits in the growth of the town by constructing substantial business blocks and stylish Victorian homes. The nominated residential buildings range in type from the 1885 Callahan Log Cabin (205 South 3rd - photo #11, 11a) and a clapboard Miner's Cottage, the 1885 Thomas Hynes Cottage, (303 East Main Street - photo #7, 7a, 7b) to larger houses such as the 1889, brick Queen Anne Bowles-Cooley House (201 West Francis - photo #6, 6a, 6b) and the stately all wood, 1890 Smith-Elisha House (320 West Main Street - photo #5). The commercial buildings date from the 1885 false front and clapboard Riede City Bakery (413 East Hyman Avenue - photo #16, 16a), the substantial brick Aspen Block (303-09 South Galena Street - photo #14) to the brick and stone Collins-Aspen Lumber Building.[1] Aspen Hardware (204 South Mill - photo #19, 19a) was one of the last buildings to be completed in 1893 before the Silver Crash.

Not only are the nominated buildings significant for their construction of local materials and their vernacular designs by local builders, but for their association with Aspen pioneers who influenced the growth of the town. Important men, such as Henry C. Cowenhoven, David R. C. Brown, Henry Webber and others, made substantial investments in Aspen's mines and started their own businesses. They also constructed some of the important commercial buildings as well as their own prominent residences. Henry Webber's 1885 Second Empire Revival home, Pioneer Park, (442 West Bleeker - photo #4, 4a) is the only one of three Aspen houses in that style which retains its original integrity. Other Aspenites who attained state and national prominence include Davis Waite. Waite, who lived in the 1888 Victorian frame house at 234 West Francis

(photo #8, 8a, 8b), served as Governor of Colorado from 1893 to 1894.

After the 1893 Silver Crash, Aspen's building and mining boom ended and the town nearly died. In the late 1930s, Aspen's potential as a world class ski area was discovered, but development was delayed until after World War II. Since then, Aspen has been reborn as an internationally known winter ski resort and summer cultural center - a mecca for thousands year round visitors.

BACKGROUND

The 1879 discovery of silver in the Roaring Fork Valley led to the founding of Aspen in 1880. This was relatively late in Colorado's mining history, which began with the 1858 gold rush near Denver, Leadville, Colorado's largest silver producing town (established in 1876), was the jumping-off place for prospectors going to the Roaring Fork Valley during the summer of 1879. Miners traveled some fifty arduous miles across the rugged Continental Divide to reach the valley, which was in Ute Indian territory. With the help of the newly released Hayden Geological Survey showing good prospects for mineral deposits there, the prospectors located several important claims on Aspen and Smuggler mountains. Among these were the Smuggler, Durant, Galena and Spar mines, which developed into the richest silver mines in the state. Later discoveries, such as the Mollie Gibson, Silver Bells, Aspen and Little Percy mines on Aspen Mountain and Park-Regent, Bushwacker, Consolidated and Mineral Farm mines on Smuggler Mountain also became high producers.[2] The Smuggler was one of the few mines which reopened after the Silver Crash and produced ore until ca. 1918. There has been mining activity at the Smuggler beginning again in the mid-1970s. The original buildings at the Smuggler and other mines have all disappeared. The ski runs on Aspen Mountain have claimed the mine sites, but on Smuggler Mountain, the mine dumps of the once famous Smuggler mine are still visable from town.

Among the first prospectors to arrive in the Roaring Fork Valley was Charles Bennett, who filed several mining claims and two ranch claims in the valley. Early in 1880, Bennett sold the ranch claims and several mining claims, including the Smuggler, to B. Clark Wheeler and Charles A. Hallam, who had come to the valley on showshoes looking for investment opportunities for their Cincinnati partner, David M. Hyman. (The Smuggler is still owned by Hyman's descendents.) In February of 1880, Wheeler received authority to survey and plat a 281.5 acre townsite on the ranch claims between Aspen and Smuggler mountains. Wheeler named the town Aspen for the abundant growth of Aspen trees on the nearby mountains. To promote the sale of town

lots, which went for ten dollars each, the Aspen Town and Land Company was incorporated on March 6, 1880 by trustees, Charles A. Hallam, B. Clark Wheeler, David M. Hyman, William L. Hopkins and Isaac Cooper. Except for Wheeler, the town streets were named for the trustees and other Aspen pioneers.[4]

As word of the rich silver strikes spread, people and supplies clogged the trails from Leadville to Aspen making them nearly impassible. By July 1880, there were around 100 tents and log cabins used for dwellings and businesses and many more under construction. According to Frank Hall in his History of the State of Colorado, one of the first cabins was one story high, of unhewn logs, with two doors, one window and a brush and dirt roof. This now demolished building served as a law office, later as a courtroom and finally, the clerk and recorder's office. Another pioneer log building, B. Clark Wheeler's two-story house of hand hewn logs, was later incorporated into a house constructed ca. 1886.[2]

By 1890, most of the pioneer log structures had been replaced by wood frame and clapboard buildings, which are the predominent residential building type in Aspen today. Others were made part of larger buildings. The 1885 Callahan Log Cabin (205 South 3rd) is one of the oldest remaining hand hewn log dwellings. Early log buildings which have been incorporated into larger buildings include the outbuilding at the Davis Waite House (234 West Francis - photo #8b) and the oldest portion of the Hallett House (432 West Francis - photo #10, 10a).

Pioneer businesses were also housed in log cabins. One of the first was Henry P. Cowenhoven's 1880 mercantile establishment at the corner of Cooper and Galena. Cowenhoven, his family, and his future partner and son-in-law, David R. C. Brown, arrived in the summer of 1880. These important pioneers were among the first to travel over the new Taylor Park Toll Road constructed by Henry P. Gillespie. A second route, the Independance Pass Trail, was a toll road which opened the fall of 1880, brought in more people and mule trains of supplies and took out pack trains of ore destined for Leadville.[6]

Even though mining production was slow until about 1885, Aspen grew. Churches, a school district and many businesses were established. In 1881, Aspen had thirty-three businesses and by 1882, there were 117 to provide goods and services for a population just under 800. A great number of construction people were attracted to Aspen by the prospect of a building boom. Among the first carpenters, the Todd brothers, did all of their work by hand before the construction of the sawmills.

During the early 1880s, a number of saw and planing mills were built. The first was constructed in 1881 by A. S. McFarlane. It took many weeks to bring the parts for the mill by pack animals to Aspen where McFarlane assembled them near a waterfall for power.

Another early mill, powered by steam, was operated by the Roaring Fork Improvement Company.[7] With abundant timber on the nearby mountain sides, the mines and town were assured a plentiful supply of lumber. By 1882, in addition to a number of carpenters and painters, Aspen had a brickmaker, two architects and contractors and builders such as the pioneer firms of Turley and Bowles, Biggs and Cameron, A. Crukshank, Keaster and Jansen, and McKenna and Stone.[8]

Although wood frame construction was predominent in the 19th century Aspen, a number of brick commercial buildings and residences were built as well as a few stone buildings. The first local brick made in any substantial quantity came from the brick yard of J. T. Atkinson, north of Hunter Creek. Atkinson announced in the Aspen Daily Times on April 5, 1888, that he would supply 20,000 bricks for Aspen buildings and would lay them for $15.00 per 1,000. Irving and Buse, whose office was on Mill Street, were also brick manufacturers and brick and stone masons. Local stone was used for the construction of several Aspen buildings, including the 1891 Hyman-Brand Building (203 South Galena - listed on the National Register), the 1889 Wheeler Opera House (330 East Hyman - listed on the National Register) and the 1890 Cowenhoven Building* (Ute City Banque - 501 East Hyman - photo #17). Peachblow sandstone, highly prized for its pinkish color, came from the quarries located about eight miles from Basalt, Colorado. The quarries, which opened in 1888, were owned by Peter Williamson and The Crow Company and were managed by S. M. Mumby. A number of Glenwood Springs buildings were also built of Peachblow sandstone.[9]

Aspen did not remain a rough mining camp for very long as lumber and skilled craftsmen soon became plentiful. In the commercial section, tents and log cabins were quickly replaced by one and two story wood frame buildings, many with false fronts. One of the largest, the 1881 Clarendon Hotel, burned down along with a number of other commercial structures in 1884. After another fire in 1889 destroyed several more frame business buildings, a fire district ordinance established a fire district bounded by Monarch, Durant, Hunter and Main. All new buildings in the fire district were required to have brick or other fire-proof materials on the exterior and party walls.[10] As a result of the ordinance, brick became the predominent material in the 19th century commercial district. Today only two wood frame buildings remain in the commercial core, the recently restored 1885 Riede City Bakery (413 East Hyman) and the altered 1885 Archibald-McKenzie Building (Mother Lode - 314 East Hyman). Prominent among the brick commercial buildings are the 1886 Aspen Block*(303-09 South Galena), the adjacent 1889 Cowenhoven and Brown Building* (423 East Hyman, both built by Henry Cowenhoven and David R. C. Brown), the 1891 Webber Block* (Elks Building - 220

*These buildings are not included in this nomination, but may be eligible. The owners of the Webber Block objected to the nomination and the Cowenhoven-Brown Building was not among those selected for this nomination. The owner of the Cowenhoven Block and the Aspen Block also objected.

South Galena) and the 1892 Brick Saloon (The Red Onion - 420 East Cooper - photo #15).

It is doubtful that Aspen would have developed into a perminent community without the increased mine production which began in 1883-1884 and the arrival of the railroads in 1887 and 1888. Mining, slow at first, picked up considerably after a large body of rich ore was discovered in the Durant mine. Soon other mines made similar strikes heralding the greatest years of prosperity for Aspen. By 1884, the population had grown to some 2,500 with an estimated 550 houses in town. According to the Colorado Business Directory, the population doubled in 1885 to 5,000 people.[11]

The long awaited arrival of the Denver and Rio Grande's narrow gage railroad was a great boom to Aspen's growth. The tracks ran along the north side of town to the depot to the foot of Mill Street. The whole town celebrated on November 1, 1887 as the "Little Giant" engine steamed into town pulling twelve passenger cars. School children marched through the streets, beer flowed freely for the rail workers and the mines overlooking town saluted with powder blasts (giants) and steam whistles. A few months later, on February 4, 1888, there was little fanfare when the standard gage Colorado Midland completed their tracks to the depot on the south side of town at the base of Aspen Mountain. It was largely due to the railroads that mine production picked up since transporting ore by rail was cheaper and quicker than pack train. Between 1888 and 1893, the mines produced ten times over the previous years.[12]

The railroads not only shipped out great quantities of ore, but also brought in heavy building materials, such as cast iron store fronts, pressed metal cornices, stained glass and other embellishments. These had been largely unavailable except by pack train. All traces of Aspen's railroads have disappeared - round houses, tracks and depots. In the 1920s, the Colorado Midland depot was moved to the D & RG yards at the bottom of Mill Street and then later to the Aspen Airport Business Center.

The building boom between 1890 and 1892 produced some of Aspen's finest buildings. In 1891 alone, seventy-five buildings were under construction. According to Frank Wentworth in his book, Aspen on the Roaring Fork, there were twenty-four commercial and 400 residential buildings underway in 1892. Among the local builders who produced this architectural array of Victorian buildings were architect Z. H. Bowles and contractors R. C. Pierce (also spelled Pearce), J. J. Harrison, Rose and Keaster and Coady and Trout. Many of the extant Miner's Cottages were built by the lumber companies in new additions platted prior to 1890. These included East Aspen Townsite, North Aspen, Connors, Easmes, Capitol Hill, Ute and Hallam's.[13]

By 1893, "Aspen was a prosperous and opulent town built with all the symbolic features of the best mining communities: a large and varied business district, fancy hotels, attractive schools and churches," according to the "Aspen Area Comprehensive Plan." Aspen had all the conveniences of much larger communities such as telephones, a telegraph, and streetcars. The first local telephone was installed in 1885 by the Spar Consolodated Mining Company to connect its mines with the drugstore and the doctor's office in town. By 1889, other local telephones were installed, but Aspen was not connected to the outside world until a line was brought over from Leadville in 1895.[14] In 1886, Henry C. Cowenhoven and David R. C. Brown were awarded the franchise to construct the Castle Creek Water Company. Water was brought to Aspen by a flume from Castle and Maroon Creeks. The water franchise remained in the Brown family until 1940. In 1885, the Aspen Light and Power Company was chartered. The Roaring Fork Electric Light and Power Company, incorporated in 1887, was one of the first hydro-electric plants in the U.S. and had an 800 foot fall of water. Electricity made mining operations much more efficient. Aspen was the first mining town in America to use the diamond electric prospecting drill. The first electric hoist was installed in the Ventura mine in July of 1888.[15]

Aspen's progress and development is directly related to the enterprizing pioneers who made Aspen their permanent home. Because of the remote location, the beauty of the valley and the great wealth from the mines, people who came tended to stay. Of the 300 hearty souls who wintered over in 1880-1881, thirteen were women including Mrs. Henry Cowenhoven, her daughter, Kate (who later married David R. C. Brown). Mrs. Henry B. Gillespie, wife of one of the 1879 prospectors, lived with her family in a tent that first winter.[16] It was a number of educated pioneers, such as Mrs. Gillespie (who is credited with establishing the first literary society), that set the early cultural, intellectual and social tone for Aspen. In 1884, the Aspen Times Supplement reported, "There is refinement even in the hurriedly built cabins, and there is but little of the roughness of the mining camp. The society etiquette comes from the east."[17] Like other mining towns, Aspen had its shady side. In 1885, there were some forty bars, gambling establishments, two burlesque theaters and a red light district on Durant Street. The affluent residents of Aspen entertained lavishly, wore the latest Paris and New York fashions, and dined on exotic and imported foods in the town's fine restaurants. Town people also participated in unusual out-of-doors sports including walking marathons, fox hunting and snowshoe (ski) racing.[18]

Notable among the many pioneers who contributed to Aspen's growth is Jerome B. Wheeler, an executive of R. G. Macy and Company of New York. Wheeler, who came to Aspen in 1883 was Aspen's largest mining investor and town's greatest benefactor. Among his many accomplishments, he opened the first smelter in 1884 and constructed two of the town's most significant buildings, the Wheeler Opera House and the Jerome Hotel (both are listed on the National Register). The two buildings, which opened in 1889, have recently been restored. The J. B. Wheeler Banking Company, the first bank in Aspen, was located in the Opera House. Wheeler was associated with J. H. Hagerman in the organization of the Colorado Midland Railroad which ran from Colorado Springs to Leadville to Aspen.19

Prominent and wealthy Aspenites chose to build their homes west of the commercial core along Main Street, throughout the West End neighborhood and in Hallam's Addition. Because of the number of fine houses along Bleeker Street, it was called "Bullion Row." The area east of the Commercial Core contained smaller dwellings of laborers and industrial and railroad workers.

In 1893, the financial bottom fell out of the silver market when the Sherman Silver Purchase Act was repealed. The great mines, such as the Aspen, Durant and Smuggler, closed July 1 leaving only skeleton crews. In November of 1893, there were around 1,000 men out of work. Many jobless residents abandoned their homes and left Aspen. Most Aspenites were poverty stricken. The population, which had reached 11,000 in 1892-1893, (some sources estimate population was 13,000) dropped to around 2,000 in 1894. Businesses such as Shilling & Co. (dry goods), the J. B. Wheeler Bank and the Lixiviation Works shut their doors. Some enterprises stayed, but opened branches in other more promising mining camps like Cripple Creek and Victor. Others simply packed up and left town.20

While Aspen never became a ghost town, it came close as the population fell to somewhere around 500-700 by 1927. Some mines, such as the Smuggler, continued operations, but the town's economic base gradually shifted to agriculture. During the years following the silver crash, known as the "quiet years," there was little new construction or development which helped to preserve Aspen's Victorian character. Many 19th century buildings were lost through neglect and fires or were moved to new locations.

The seeds for Aspen's renaissance were planted in 1936-1937, when the potential for developing a ski area was promoted by Tom Flynn, an Aspen mine owner, Billy Fiske, a skier and Olympic bobsled champion, and Andre Roch, an expert Swiss mountaineer and skier. Aspenites formed a ski club in December 1936 and Roch gave ski lessons.

By 1937, the two-mile long Roch Run on Aspen Mountain had been cleared by club members. The first lift, a pair of eight passenger wooden boat tows, was built. This counter balanced contraption carried skiers uphill by means of a truck engine, a mine hoist and a steel cable. One of the original boat tows is now enshrined at Willoughby Park at the base of the 1946 Lift Number One.[21]

The end of World War II signaled the beginning of a new Aspen boom based on cultural and recreational development spearheaded by Walter Paepcke, president of the Container Corporation of Chicago. Since then, Aspen's growing popularity as a year-round cultural/recreational/intellectual mecca has brought prosperity and problems in inflated property values, strict zoning regulations and increasing development pressures. Any number of 19th century buildings have been razed for new condominiums, houses and commercial buildings. Others have lost their integrity through additions, alterations and inappropriate renovations. In 1973, the Historic Preservation Committee was formed to protect Aspen's significant buildings. The Committee has designated eighty-five individual buildings and two districts, the Commercial Core Historic Overlay District (1975) and the Main Street Historic District (1976). (These two local districts are not eligible for the National Register due to the number of intrusions.) Six Aspen buildings have been listed on the National Register and one nomination is pending.

FOOTNOTES

1. The construction dates used in the text are from the 1980 "Inventory of Historic Sites and Structures" prepared for the City of Aspen by Vera Kirkpatrick and John P. Stanford, Planning Consultants, Aspen, Colorado.

2. "Profile - Home Town Boy Makes Good", Aspen Times, December 20, 1973, n.p.

3. Robert F. Bartlett, "Aspen: The Mining Community, 1879-1893", 1950 Brand Book, vol. VI (Denver: The Westerners, 1950), p. 134.

   Robert F. Bartlett, "The Early History of Aspen" (A thesis for the Graduate College of the University of Denver, March, 1951), pp. 21-22, 117-121.

   Aspen, Colorado Illustrated (Flower and Payne, n.d. - ca. 1891), p. 7.

   Frank Wentworth, Aspen of the Roaring Fork (Lakewood, Colorado: Francis B. Rizzari, 1950), p. 39.

   Robert L. Harper, comp., Colorado Mines (Denver: Carson, Hurst and Harper, 1891), n.p.

   Andrew J. Buesch and Mannel Hahn, "Aspen Over the Divide: Its Past and Present", The Westerners Brand Book (Chicago: The Westerners, May, 1951), pp. 17-18.

4. David M. Hyman, The Romance of a Mining Venture (Cincinnati: The Larchmont Press, 1981), pp. 17-18.

   Bartlett, "History of Aspen", pp. 21-22, 26-27, 117-121.

   Buesch and Hahn, p. 18-19. (B. Clark Wheeler, a self-taught geologist and town promoter, became noted throughout Colorado and Eastern U.S. for his "Aspen Over the Range" lectures to attract mining capitol to the Roaring Fork Valley).

   Muriel Sibell Wolle, Stampede to Timberline (Chicago: Sage Books, 1969), p. 23.

5. "Judge Dean Remembers", Aspen Weekly Times, April 24, 1886 (Reprinted in Colorado Prospector, Vol. 17, No. 11, January, 1986).

Bartlett, "Mining Community", p. 134.

Frank Hall, History of the State of Colorado (Chicago: Blakely Printing 1889), p. 272.

6. Colorado Prospector, January, 1986, p. 1.

Buesch and Hahn, p. 19.

LeRoy Hafen, ed., Colorado and Its People, Vol. II (New York: Lewis Historical Publishing Co. Inc., 1948), p. 446.

Len Shoemaker, Pioneers of the Roaring Fork Valley (Denver: Sage Books, 1965), p. 72.

7. Aspen Daily Times, April 23, 1881, p. 3, c. 1-2.

8. Colorado Business Directory, 1880-1882.

9. Heather Hopton and Lilo Shuldener, Aspen's Early Days: A Walking Tour (Boulder, Colorado: Aspen Historical Society, 1975), pp. 6-7.

Aspen Evening Cronical, July 5, 1886, n.p.

Aspen City Directory, 1892.

10. Buesch and Hahn, p. 19.

Ordinances of the City of Aspen, revised to April 24, 1895 (Aspen: Aspen Times Publishing Company, 1895) p. 84.

11. Buesch and Hahn, pp. 19, 21.

12. Aspen Daily Times, October 28, 1887 and February 5, 1888 (Reprinted in Colorado Prospector, Vol. 17, No. 11), n.p.

Bartlett, "Mining Community", pp. 150-151.

Buesch and Hahn, p. 21.

13. Wentworth, pp. 156-160, 292.

"Aspen Area Comprehensive Plan - Historic Preservation Element", First Draft, March, 1986.

14. Aspen Daily Times, February 10, 1885 (Reprint of article in Colorado Prospector).

Bartlett, "Mining Community", p. 157.

15. Bartlett, "Mining Community", pp. 151-152.

Aspen Colorado Illustrated, p. 4.

Buesch and Hahn, p. 21.

Hafen, p. 502.

16. Bartlett, "Mining Community", p. 134.

Hall, p. 276.

Hopton, p. 6.

17. Denver Interocean, October 25, 1884 (Reprint of article in Colorado Prospector).

18. Hopton, p. 6.

Wolle, pp. 233-234.

Bartlett, "Mining Community", pp. 140-142.

19. Buesch and Hahn, p. 21.

Rocky Mountain News (Denver), July 12, 1884 (Reprint of article in Colorado Prospector).

Aspen Daily Times, March 24, 1889 and October 1, 1889, n.p.

20. Wentworth, pp. 304-313.

Buesch and Hahn, p. 21.

21. Bartlett, "Mining Community", p. 150.

Buesch and Hahn, pp. 22-23.

Abbott Fay, Ski Tracks in the Rockies (Cordillera Press, Inc., 1894), pp. 26, 35-39.

Buesch and Hahn, p. 23. (Lift Number One was the first section of the longest and highest chair lift in the world at that time - late 1940s).

9. Major Bibliographical References

See attached bibliography

10. Geographical Data

Acreage of nominated property n/a See individual forms

Quadrangle name Aspen Quadrangle scale 1:24

UTM References See individual forms

n/a

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

n/a

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	n/a	county	n/a	code	n/a
state	n/a	code	n/a	county	n/a	code	n/a

11. Form Prepared By

name/title Barbara Norgren, consultant

organization n/a date July 31, 1986

street & number 7453 East Jefferson Drive telephone (303) 740-7860

city or town Denver state Colorado 80237

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

n/a national n/a state n/a local See individual forms

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date 1-8-87

For NPS use only

I hereby certify that this property is included in the National Register

See Continuation Sheet for Justification date

Keeper of the National Register

Attest: date

Chief of Registration

GPO 911-399

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NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

dnr-11

Name Aspen MRA
State Pitkin Co., CO

Cover Patrick Andrus 3/6/87

Nomination/Type of Review		Date/Signature
1. Bowles--Cooley House	Entered in the National Register / Keeper	Patrick Andrus 3/6/87
	Attest	
2. Callahan, Matthew, Log Cabin	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
3. Collins Block-Aspen Lumber and Supply	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
4. Dixon-Markle House	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
5. Frantz, D.E., House	Entered in the National Register / Keeper	Patrick Andrus 3/6/87
	Attest	
6. Hallett, Samuel I., House	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
7. Hynes, Thomas, House	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
8. LaFave Block	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
9. New Brick-The Brick Saloon	Entered in the National Register / Keeper	Helen Byers 3/6/87
	Attest	
10. Riede's City Bakery	Entered in the National Register / Keeper	Patrick Andrus 3/6/87
	Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

[redacted]

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Aspen MRA
State Pitkin County, CO

	Nomination/Type of Review		Date/Signature
11.	NEWBERRY HOUSE ~~Shaw, Judge~~, House	[illegible] for Keeper	Helen Byers 3/6/87
		Attest	
12.	Shilling--Lamb House	[illegible] for Keeper	Helen Byers 3/6/87
		Attest	
13.	Smuggler Mine	[illegible] Keeper	Beth Grosvenor 5/18/87
		Attest	
14.	Waite, Davis, House	[illegible] for Keeper	Helen Byers 3/6/87
		Attest	
15.	Webber, Henry, House--Pioneer Park	[illegible] for Keeper	Helen Byers 3/6/87
		Attest	
16.	Aspen Block, The	[illegible] Keeper	Patrick Andrus 3/6/87
	DOE/OWNER OBJECTION	Attest	
17.	Cowenhoven Block	[illegible] for Keeper	Patrick Andrus 3/6/87
	DOE/OWNER OBJECTION	Attest	
18.	Smith--Elisha House	[illegible] for Keeper	Patrick Andrus 3/6/87
	DOE/OWNER OBJECTION	Attest	
19.		Keeper	
		Attest	
20.		Keeper	
		Attest	

NPS Form 10-900b
(Rev. 8/86)
NPS/CHS Word Processor Format
(Approved 03/88)

OMB No. 1024-0018

MAY 10 1990

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE PROPERTY DOCUMENTATION FORM

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

A. Name of Multiple Property Listing

Historic Resources of Aspen (MRA) (amendment)

B. Associated Historic Contexts

Ski Development Resources of Aspen 1936 - 1940

C. Geographical Data

The properties included within this nomination are located in Pitkin County, Colorado, primarily within the corporate limits of the City of Aspen, Colorado. The geographical limits of the areas are as follows: The boundary of the City of Aspen on the north and east, Aspen Mountain in its entirety on the south, Castle Creek Valley upstream approximately 18 miles to the townsite of Ashcroft on the southwest, and Brush Creek to its confluence with the Roaring Fork River to the west.

( ) See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Barbara Sudler — 5-2-90

Signature of certifying official — Date

State Historic Preservation Officer

State or Federal agency and bureau

I, hereby, certify that this multiple property form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for Patrick Andrus — 6/21/90

Signature of the Keeper of the National Register — Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

The multiple property listing "Ski Development Resources of Aspen, Colorado and Vicinity, 1936 - 1940" is organized around the buildings and structures developed in conjunction with the growth of recreational skiing and its direct impacts on the economic development within the community of Aspen, Colorado and the vicinity. One historic context and two property types are examined, with one individual nomination included - the Boat Tow and Lift #1. The property types related to the historic context (Mountain Chalet architecture and Ski Lifts) are directly associated with the period of Aspen's earliest creation and development as an International Ski Resort: 1936-1940. The period of significance has been arbitrarily ended in 1940 due to the fifty year age criteria. It is anticipated that the period of significance will eventually extend until 1955. The link to Aspen's mining history (1879-1893) to its earliest development as a ski resort is also addressed in the context.

Aspen is located in west-central Colorado in the Elk Mountain area of central Pitkin County, approximately 20 miles southeast of Basalt, and 40 miles southeast of Glenwood Springs. The area is described roughly as situated at the confluences of the Roaring Fork River, Hunter Creek, Castle Creek and Maroon Creek. The ski development on Aspen Mountain is immediately at the southern boundary of the city.

Aspen's location and 7,980 foot elevation contribute to the excellent winter conditions needed to sustain the ski resort and the neighboring ski areas of Highlands, Buttermilk and Snowmass.

(X) See Continuation Sheet

Early Ski history associated with Aspen's silver mining era (c. 1879-1893): Aspen's development as a ski resort owes its beginnings to the mining era, both through mechanical engineering and the social/recreational aspect itself. Many of the mines, in particular the Little Annie Mine in the Highland Basin on Aspen Mountain, employed a number of Scandinavians, mostly from Norway and Sweden. An article written for the Aspen Times (1) by T. J. (Tom) Flynn (son of a miner who came to Aspen in the 1890's) stated: "There was little for these miners to do with their spare time after the day's work, so they used to ski for recreation. Well do I remember the very long skis and long poles they used, so different from those of today. These men would climb to the top of Highland ridge and start down toward what is now known as the "Willoughby Cabin", making a wide circle which eventually brought them out at a point near the Top Lift mine. They proclaimed these slopes and snow conditions the best they had ever experienced. Skiing had been learned in childhood by these men, but we wonder why people living in this region for years had never discovered the thrill of riding a pair of skis.

Frank Willoughby, veteran mining engineer and skiing enthusiast, wrote in the Aspen Times in 1965: "...In the period since my arrival in Aspen in 1922 till the late development, one could buy manufacturers skis, which were made principally by the Northland and Strand companies. During most of this period the technique of turning and control, which we first learned in the late 30's, was unheard of. On these 'toe-strap' models, people would climb to the upper end of Aspen Street and come straight down either without a pole, or with one held between the legs to be used as a brake. With this pole, one could control his speed by more or less "riding" it like a kid's play horse, and could negotiate turns in a rather awkward and unattractive manner...My brother and I and a few others would climb from the Midnight Mine to Buckhorn Saddle and ski down to town over the same general area as the existing Aspen Mountain courses, using this same unsightly means for control and turning." (4)

Ski history associated with regional recreational development: Running errands on skis had been used in Norway for a thousand years, but it was ski-jumping, (contests and local hero-worship associated) that was the foundation of the sport of skiing for recreational purposes. (3) While ski jumping at Steamboat Springs and other "snow centers" had been available for years, it wasn't until the winter of 1915-16 that the sport of "ski running" became known and popularized in Colorado. The Denver based Colorado Mountain Club received an invitation letter from the Estes Park Outdoor Club to join them "in a weekend of winter sports" near Fern Lake. That event became the first Annual Winter Outing of the Colorado Mountain Club, proponents of Colorado skiing. The Colorado Arlberg Club constructed their lodge in the late 1920's in West Portal, now known as Winter Park. Small areas across the state were developing, and the Colorado industry of skiing began to grow. It was on February 18-19, 1937, when the Colorado Mountain Club departed from its former locale at Fern Lake and held its Annual Outing in Aspen, at the "new Highland Bavarian Resort", a significant promotional event for the infant ski area. (2)

Aspen's early ski development, 1936-1937: The most significant event took place in the spring of 1936, when Tom Flynn, an Aspenite and town promoter, met olympic bob sled champion and international sportsman, Billy Fiske at Midwick Country Club in Monterey, California. Flynn was attempting to sell shares in a silver mine located above Aspen. Although Fiske was not interest in silver mines, Flynn insisted on showing Fiske photos of the mine. What Fiske saw in the photographs were high rolling snowfields above timberline. The conversation led from polo to horseback riding in the Colorado Rockies, to which Fiske asked "do they have any skiing out there?" Flynn replied with his stories of the Norwegians skiing the Little Annie/Highland basin decades prior. Fiske became extremely interested, received an invitation to come to Aspen, and in July of 1936 flew in a single-engine Stinson plane with his pilot brother-in-law Jen Heaton, Paddy Green and Robert Rowan (all potential backers) to Glenwood Springs, landing on the golf course. Flynn met them, drove them by car to Aspen, where he introduced them to Frank and Fred Willoughby, owners of the Little Annie and Midnight Mines.(7) The Midnight Mine was the only working mine left in Aspen at the time. The Willoughby's drove the party in a half-track vehicle to the top of Richmond Hill, on the back side of Aspen Mountain, directly to the top of Highland basin above the old workings of the Little Annie mine, where Fiske exclaimed "Tom, you have it, this is the place."

Ski Development Resources

Before the foursome returned to Los Angeles where they formed a syndicate for the purpose of developing Highland basin for skiing, Fiske had taken out an option on the Highland Ranch up Castle Creek, six miles outside Aspen. The Highlands Ranch became the working headquarters for the newly formed Highland Bavarian Corporation. Capitalist, Theodore S. (Ted) Ryan, also invested in the corporation. The second priority was to complete an accurate survey on the snow conditions and recreational advantages of the region. Fiske brought in two European authorities, Andre Roch, from Davos, Switzerland, and Dr. Gunther Langes for this critical survey. It was Roch who made significant contributions to Aspen's development as an internationally recognized ski area. Roch was a celebrated mountaineer, avalanche expert, engineer and principal member of the Swiss 1953 Mt. Everest expedition which pioneered the route by which Sir Edmund Hillary achieved the summit. Roch was also a certified instructor of the Swiss Ski Association, and a onetime European intercollegiate downhill champion.(6) The newly formed Highland-Bavarian Corporation paid Roch $125/month, plus room and board, for the six months he spent surveying the area.

A ski lodge was necessary to house potential investors in the future resort. The Highlands area was outside the town of Aspen, on the west slope, or "back side" of Aspen Mountain. At this time, only the Hotel Jerome in downtown Aspen was available for lodging, as the city of Aspen was been suffering "ghost town syndrome" since the Silver Crash in 1893. The corporation hired architect Gordon Kauffman, designer of the Turf Club at Santa Anita, and construction on the Highland-Bavarian Lodge, with 16 beds with rates at $7.00 per might, began in October, 1936, formally opening in December 26, 1936. A promotional brochure, designed by New Yorker humorist Robert Benchley, a friend of Ryan's and Fiske's was completed, entitled "How to Aspen." A portion of Benchley's brochure read:

> "Aspen will be strictly a place for people who want to do their winter sporting out-of-doors at out-of-door prices. For this first season, 1936-37, there will be accommodations for about thirty people in four modest-size cabins, and for about sixteen more in a main lodge comprising a large living room, dining room, work room, kitchen and sleeping quarters. The plumbing and electric lighting will be the same as you are accustomed to in your more effete moods at home."(8)

(Note: Benchley had never been to Aspen but coincidentally Harold Ross, editor of the New Yorker, had. Ross was born in Aspen in 1892.) Twenty carpenters were hired from Glenwood Springs as well as Jimmy Bodrero, an artist from the Disney studios, to do the neo-Bavarian decorative motif. The "Mountain Chalet" became the predominant new architectural style for the next two decades. This style is characterized by moderately shallow pitched roofs, horizontal design features, numerous horizontal wood balconies decorated with cut-out bargeboard trim and wooden window shutters, either painted dark brown with light wood trim colors, or the opposite, with white or light ivory exterior walls. The materials were log, stucco, plaster and wood siding, some with half timbering reminiscent of English Tudor, and dark stained or painted trim.

Fiske and Ryan personally cleared brush off the hillside facing the lodge to create the first Alpine slope anywhere near Aspen. The first guests were Norman Barwise and Stephen Hart, a noted lawyer, State Historic Preservation Officer and Chairman Emeritus of the Colorado Historical Society who later became a State Senator for Colorado. Early guests included Sepp Ruschp, founder of Stowe, Vermont, and Minot Dole, founder of the National Ski Patrol.

An opportunistic visit by Elizabeth Paepcke, which would prove to turn the development tide in Aspen less than a decade later, was made in 1937, when she traveled to Aspen from her ranch north of Colorado Springs on the front range to ski.

Involving local Aspenites and area people in skiing was the next task. Andre Roch, who became extremely well liked in the community and Flynn met with Aspen High School Superintendent Coffey, to ask permission for Andre to give students free ski lessons. The program became a great success, and in February, 1937 the first race of the school district was held on the practice slope of Highland Lodge. Roch devoted a great amount of time in teaching local people proper methods of skiing and escorted many skiing trips. In order to gain support among townspeople for the sport, he and Frank Willoughby, organized the Aspen Ski Club, which was at first named the Roaring Fork Winter Sports Club. The original membership consisted of approximately 30 men, women and a few children. The first training slope was at a meadow very close to the lower portion of present Aspen Highlands. It was this interaction with the locals that created the awareness that skiing was of certain economic value to the community.(6)

It was during this winter season that Roch and Dr. Langes worked diligently on the survey. They traveled the ridges and their collection of photographs has been acclaimed the best winter photographic survey in existence. Roch's conclusions were that the conditions were favorable for skiing, the snow staying in perfect condition every day during the four winter months, by far better than anywhere in the Alps. He also concluded that on Aspen Mountain could be built the "best ski area" in the United States (7), and that at the old mining town of Ashcroft, 6 miles up Castle Creek from the Highland Bavarian Lodge, lay the perfect base for what could become the best ski area in the world, Mount Hayden. Roch advised abandoning the idea of developing Little Annie Basin (now "Highlands") in favor of Ashcroft.(7)

Roch's plan for Ashcroft consisted of a four-mile tramway which would go up Mt. Hayden to a hotel just under the peak, giving a 4,000 ft. vertical and an eight-mile run back to Ashcroft. The resulting resort, said Roch, would "provide some of the deepest, lightest powder snow known to the ski world." Dr. Langes' conclusions were similar, stating that "Ashcroft must be considered not merely as a qualified location without particular drawbacks, but as head and shoulders above all other American resorts and in general, comparing its various qualities, is superior to the best Alpine centers." When these reports were read it was evident that the Mount Hayden region to the southwest of Aspen, was by far the best winter sports recreational area in the United States and the best undeveloped ski area in the world.

Before Roch left the Aspen area for home in Switzerland in May, 1937, he impressed upon the members the importance of starting a development on Aspen Mountain, which was a difficult but excellent downhill race course, with a moderate area for beginners and intermediates at the lower end. His purpose for developing this run, as opposed to starting out with simply a beginner run, was his firm belief that Aspen might go unnoticed for many years as a ski resort, but with a good race course on which he predicted there would be held national events shortly, the publicity gained from such things would make an overall development of the mountain easier and faster. Roch marked out the line of the original Roch Run trail, which began at 11,000' and ended at 8,000' in town, and was cut 50' wide by the Aspen Ski Club.

The "Roch Run" included the Corkscrew, a section that was to become the test of a generation of national competitive skiers. Roch's belief held true. In 1938, Roch Run was the site of the Rocky Mountain Ski Association Championship, and in 1941, the Aspen Ski Club played host to the U.S. World Alpine Championship, which proved to create a great interest in Aspen nationally and internationally in Europe.(6) Later, in 1950, The Roch, as it was commonly referred to, was the sight of the World Ski Championships, hosting the FIS (Federation Internationale de Ski) Alpine Events, at which 14 countries were represented. The Roch was becoming known as the only race course in the world to rival the Garmisch Olympic downhill, and Aspen was receiving international attention and investment.

Earliest ski-lift development: The earliest ski lift development began in 1937. The lowest 600 vertical feet of the Roch Run was cut wide to serve as the slalom hill. By November 18, 1937, the Aspen Lions Club, an early promoter of the area, had raised the $600 necessary to purchase a length of half-inch steel cable for the lift. The motor, a converted Model A Ford engine, was donated by Laurence Elisha, owner of the Hotel Jerome.

The rotating terminals were converted hoist rigs from the Little Annie Mine. Two toboggans, or "boats" (modeled after a similar tow Ryan had seen in Kitzbuhel in 1935) were attached to the cable; two or four could sit inside a boat and be pulled to the top in less than three minutes while the other, empty boat slid down the other side. The fee was 10 cents a ride, 50 cents for a half day. Opening day was January 27, 1938. One hundred people rode Colorado's biggest ski lift that day. (7)

From the Highland Bavarian Lodge on the west side of Aspen Mountain, skiers would begin their day being hauled up from the lodge to the Midnight Mine by four-horse sleigh and then ski down through Little Annie on the back side to the lodge again, or--after climbing to the top of Richmond Hill--bushwhacking through Tourtelotte Park on the front side of Aspen Mountain and skiing via lumbering/mining roads down into the town of Aspen. Some skiers would stay high and find their way through the woods to the "top of the Roch" and get the ride of their life down the most challenging and dangerous trail in the U.S.

Other cultural association: The importance of the role the Hotel Jerome played from 1936-1940 cannot be underestimated. The Jerome, listed in the National Register in March 1986, still owned by the Elisha family, served as the only lodging in Aspen, and contained the only restaurant. Rooms were $2.50 per night. Only one room, "Parlour A", had a private bath. The facade balcony provided excellent viewing of the mountain, and ski races were observed from that point. "Aspen Crud" was very popular in the bar: malted milk laced with eight ounces of bourbon. The main floor contained a drug store and barbershop. It was the social center of Aspen, having the staying power to remain open during the very difficult decades after the Silver Crash, providing essential services to a very de-vitalized town. Note: The period of significance has been arbitrarily ended in 1940. The Hotel Jerome's significance extends to 1946.

Effects of World War II on ski development: World War II changed the course of Aspen's development. Billy Fiske enlisted in the Royal Air Force in September, 1939, shortly before World War II broke out in Europe. Not quite a year later, Fiske became the first American to die in the battle of Britain in August, 1940. Back in the United States, Ryan and Flynn persuaded the Colorado legislature to establish the Mt. Hayden Tramway Corporation, authorized to issue $650,000 in bonds to finance the Ashcroft-Hayden lift. But in December, 1941, with the attack on Pearl Harbor, the project was shelved. Before Ryan left to join the office of Strategic Services in Europe as a wartime secret operative, he offered Minot Dole, then laying the foundations of the first U.S. mountain troops division, use of Ashcroft as a training site.

Dole took the offer, and from August to November, 1942, the 87th Mountain Infantry regiment trained and camped at Ashcroft. When the 87th moved into the permanent facility at the Tenth Mountain Division's Camp Hale at Pando near Leadville, some 60 miles to the east, word spread that there was a superlative downhill at Aspen, the Roch Run. Naturally, this intrigued racing skiers among the troops of the Tenth and a good number of them spent their weekend passes skiing Aspen as a result. Among them was a corporal named Friedl Pfieffer, formerly director of the ski school at Sun Valley. Pfieffer's goal was to bring big-time resort skiing to Aspen. He had been wounded in action and left the Tenth Mountain Division some months before the end of the war, coming to Aspen, and forming the Aspen Skiing Corporation, along with Walter Paepcke, in 1946. He also became the director of the Aspen Ski School.

Post-war development, 1946-1955: In 1946, Pfieffer began to build the world's longest chairlift to the top of Aspen Mountain, up the Roch, known as Lift One, opening December 14, and officially dedicated January 11, 1947. A contract was made between the Aspen Skiing Corporation and American Steel and Wire to design and furnish the material necessary for the Lift One, the first section. Denver engineer Bob Heron was hired, based upon his experience of constructing mine trams. Lift one was a single chair, 7904'long, a 2560 vertical rise, which had a 275 person an hour capacity. There were 32 intermediate towers and the lift had a drive terminal at the top with a 10' diameter drive wheel, 100 hp-electricity, diesel auxiliary engine in case of power failure. This lift was built like Sun Valley lifts. The second section of the lift, Lift Two, was difficult to engineer, build and keep in operation. Both lifts were single chairs. Lift Two ran some 80 feet above Tourtellotte Park (on Aspen Mountain) and was of a different design than Lift One. The ride to the top was over 30 minutes, and derailments were not uncommon.(10) Lift 2, which had 14 intermediate towers, was also a single chair lift which was 5470' long, 730' vertical rise, and could carry 2490 people an hour at 400' per minute. The lift was operated by a 50 hp motor and had a bicable system. Each chair had a two-wheel trolley pulled by haul-rope; the top cable was stationary. Equally as involved was obtaining permission from the mining claim owners, over whose often jumbled claims the lifts passed. The stories of two hour waiting lines at the base of Lift One were not uncommon. (Note: Lift #3 was finally constructed in 1954, which took skiers from Tourtellotte Park up the Sundeck. Lift #4 was constructed in 1956.) The ski lifts at Squaw Valley were not quite as long, #1 was 7740, and was built later--in 1948 - 1949--but it was designed to carry 600 people an hour, more than twice that of the Aspen lifts.

(Note: Pfieffer continued expanding his ski development with the opening of Buttermilk Mountain in 1958, just a few miles west of Aspen. Aspen Highlands also opened that year, under the tutelage of Whipple Van Ness Jones. Ted Ryan returned to Aspen in 1946, after the War, invested with Pfieffer, and shelved his plans for the development of Mount Hayden. Eventually Ryan made Ashcroft, the ghost mining town 12 miles up Castle Creek from the Highland-Bavarian Lodge, into a splendid cross-country skiing center.(7))

Properties that are only associated with this stage of development are not currently eligible to the National Register due to the fifty year age criterion. When they meet the age criterion, it is anticipated that they will be eligible.

On Memorial Day, 1945, Chicago industrialist, Walter Paepcke, Board Chairman of the Container Corporation of America, came to Aspen through the urging of his wife, Elizabeth, who had skied Aspen in 1937. His goal was to sponsor a cultural and spiritual mecca that would serve as a summer university. Paepcke joined with Pfeifer to form the two companies - The Aspen Company and the Aspen Skiing Corporation. Paepcke owned 49% of the stock in the Aspen Company, and 12% in the Skiing Corporation. Stock subscriptions were sold at $25,000 each, with the ability to divide them into $5,000 portions. Half was to go to the Ski Corporation, half to the land company.

The Aspen Company undertook to "lease, modernize, refurnish and operate" the Hotel Jerome, at a cost between $50,000 - $70,000, and to purchase some fifteen auxiliary real estate holdings, mostly the very significant Victorian-era structures throughout Aspen.

The Wheeler Opera House, dark for 25 years and ravished by previous fires, was renovated and reopened during the "Fishing Festival of 1947", with Burl Ives entertaining the audience.(9)

Real estate and architectural development, 1946-1955: Architecturally, Aspen took a significant turn in 1946. From 1936-46, new construction in the area was virtually non-existent with the exception of the Highland-Bavarian lodge. The last few decades had left the town nearly vacant, with many dilapidated miner's cottages and shabby, deteriorating larger Victorian-era homes and commercial structures. The Paepcke's hope had been to preserve the 19th century mining camp atmosphere of Aspen, and rehabilitate the larger, existing structures into lodging for skiers. As one report states, "The Eastern decorators and designers engaged to carry out the new plans, executed every alteration and renovation in keeping with the best Victorian taste. The representatives of the Aspen Company even offered free paint and advice to any townsperson who would treat his own property to a face-lifting in keeping with this artistic ambition. Reports indicate it was extremely difficult to obtain building materials for renovation projects, and qualified labor so quickly after the War. The town council passed an ordinance in an effort to help."(9) Nearly every significant, large structure received some repair and renovation. The Brown, Chitwood and Aspen Blocks downtown housed skiers dormitory style with moderate rates. Numerous West End and Main Street Victorian-era residences also became inns. The Red Onion was renovated, becoming the only alternative to eating at the Hotel Jerome.

Excerpts from the first "guide book and historical overview" printed on Aspen state: "...but the skiers wanted to escape Switzerland and its chalet type of architecture. They were unaware of Colorado history or adverse to genuine American culture and they willfully began to spot the town with peeled log structures, anomalous and strange, standing out grotesquely against the older background. The town council was indulgent - it shrugged its shoulders and looked the other way. After all, no one had wanted to build anything at all in Aspen since 1893 and the town could not bear to be ungracious." (9)

Real estate development began to move very quickly. With the gala opening of the lifts and re-opening of the Hotel Jerome (which had been leased to the Aspen Company under a 25 year lease by the original family, the Elisha's) in 1947, people began to come from all over the country. A boom was on and every tax title was gone at the court house. Many of the structures being purchased owed back taxes from 1893. Even in 1947, it was reported that an investor had to "pay through the teeth...several thousand dollars" to purchase any kind of real estate. Aspen had been "bought up in a twinkling" by a wide variety of individuals-artists, writers, and movie actors who wanted to leave urban life; wealthy sportsmen who wanted a fishing and hunting lodge, mid-Westerners who wanted a summer mountain cottage; Eastern couples who wanted to attempt ranching and "ski-cranks" who wanted to start a business, any sort of business, to be close to Aspen's slopes.(9)

One 1951 report stated that "the town began to take on a motley, conglomerate appearance (apart from the first conflict of chalet-versus-Victorian architecture) because several kinds of overlaying modernization came into vogue. First, composition shingles tacked on original clapboard, then, functional streamlining applied to a 19th century base and lastly, brand new modernistic houses punctured the mining camp atmosphere."

Properties that are only associated with this stage of development are not currently eligible to the National Register due to the fifty year age criterion. When they meet the age criterion, it is anticipated that they will be eligible.

Other cultural associations: In the summer of 1949, Aspen and Paepcke's Aspen Institute for Humanistic Studies hosted the Goethe Bi-Centennial Festival. "Here appeared a veritable "galaxy of stars", followed by an intellectual triumph unequalled any place else in the world.(9) Albert Schweitzer attended, making his visit to Aspen the only United States visit in his career. The significance of the 1949 Goethe Festival lies in the promotional aspects of Aspen as a resort, primarily catering to the wealthy east coast, mid-west and international traveler. Further promotional benefits to Aspen included the 1949 Gary Cooper movie "Snow Carnival", featuring Aspen.

From 1946-1955, a number of new lodges began to fill in previously vacant lots. The Prospector Lodge, 301 East Hyman Ave., across from the Wheeler Opera House, was one of the earliest to be built, followed by the Skidmore Lodge, Norway Lodge, Skier's Chalet, Holland House, Blue Spruce Ski Lodge, and the Mountain Chalet, slightly up the mountain and at the base. Lodges on or near Main Street included the Westerner Court (now the Christmas Inn), the Swiss Chalet, Castle Creek Cabins and the Aspen Court. The predominant architectural style was mountain chalet or mountain chalet/rustic, incorporating log cabin styling into the chalet.

Properties that are only associated with this stage of development are not currently eligible to the National Register due to the fifty year age criterion. When they meet the age criterion, it is anticipated that they will be eligible.

FOOTNOTES

1) The Aspen Times, 1936, article by T. J. Flynn

2) The Ski Bulletin, March 19, 1937, "Skiing with the C.M.C.", article by Evelyn Runnette

3) The Ski Bulletin, February, 1937, "A Downhiller Views Ski-Jumping", author listed as O.T.

4) The Aspen Times, January 29, 1965, "Pages From the Past", article by Frank Willoughby

5) The Aspen Times, March 5, 1965, "Pages From the Past", article by Frank Willoughby

6) The Aspen Times, February 12, 1965, "Pages From the Past", article by Frank Willoughby

7) Ski Magazine, November, 1978, "The Way It Was - Skiing Comes to Aspen", article by Morten Lund and Jack Bensen

8) Excerpts from promotional brochure How to Aspen, 1936, written by Robert Benchley, New Yorker Magazine

9) Famous Aspen - Its Complete Story as Guide and Souvenir, 1951, written by Caroline Bancroft

10) Excerpts from the manuscript prepared by Dutch Hodges, 1986

11) Information on file with the Aspen Ski Company, obtained via telephone interview, 1989

F. Associated Property Types

I. Name of Property Type Mountain Chalet

II. Description Mountain Chalet

The Mountain Chalet style predominated architectural design in Aspen from approximately 1936-1955. This style is characterized by moderately shallow pitched roofs, horizontal design features, numerous horizontal wood balconies decorated with cut-out bargeboard trim and wooden window shutters, either painted dark brown with light wood trim colors, or the opposite, with white or light ivory exterior walls. The materials were stucco, or combinations of stucco and wood siding, some with half timbering reminiscent of English Tudor, and dark stained or painted trim. Delicate painted decoration on the bargeboards was common. These lodges incorporated the Chalet design elements with horizontal log of minimal or no chinking. Many of the lodges have retained their original integrity, with additions in-keeping with the scale and massing. Approximately six post-1955 lodges also contain the general Chalet style. The West End contains approximately a dozen residential Mountain Chalet style structures dating between 1946-1960. A sub-style within this Mountain Chalet style would be the Mountain Chalet/Rustic, incorporating chinked western log cabin styling into the chalet. Stone fireplaces are a distinctive feature of this style.

From 1946-1955, a number of new lodges began to fill in previously vacant lots. The Prospector Lodge, 301 East Hyman Ave., across from the Wheeler Opera House, was one of the earliest to be built, followed by the Skidmore Lodge, Norway Lodge, Skier's Lodge, Holland House, Blue Spruce Ski Lodge, and the Mountain Chalet, slightly up the mountain and at the base. Lodges on or near Main Street included the Westerner Court (now the Christmas Inn) at 232 West Main, the Swiss Chalet at 435 West Main, and the Castle Creek Cabins (since demolished). Guido's Swiss Inn (c. 1951) at 403 South Galena, remains the best example of this style within the Commercial Core Historic District.

III. Significance Mountain Chalet

At the beginning of Aspen's ski era, a period defined from 1936-1940, distinctly different architecture was being introduced into the city. The period of significance has been arbitrarily ended at 1940 due to the 50 year age criterion. It can be anticipated that the period of significance will eventually extend to 1955. From 1893 to 1936, virtually no new construction took place. The last 19th century Victorian-era structures remained relatively unchanged, however, in extreme need of repair and renovation as many were left vacant. The introduction of European ski consultants and developers brought the "Mountain Chalet" style to the community. Mountain Chalets are eligible under criterion C for architecture as representations of their districtive architectural style and under criterion A for Entertainment and Recreation for their association with the growth of the ski industry in Aspen. Resources should be evaluated at the state or local level. The developers and designers believed the romantic "Alps" image produced by the architectural styling was necessary to promote the area and attract investors.

(X) See Continuation Sheet

(X) See continuation sheet for additional property types

IV. Registration Requirements

Mountain Chalet

Buildings that could be determined eligible for listing under the Mountain Chalet property type category would be required to meet the following criteria:

Exhibit such architectural characteristics as moderately shallow pitched roofs, horizontal design features such as balconies and fenestration patterns, and decorative cut-out bargeboard trim, window shutters, and balcony railings. Half-timbering, generally stained dark or painted, and reminiscent of English Tudor is common in this style. Predominant materials are combinations of light colored stucco, dark log and wood siding, stone or brick chimneys.

All buildings must contain a large percentage of original or restored exterior materials. All other applicable National Register criteria shall be met.

I. Name of Property Type Ski Lifts

II. Description Ski Lifts
Those structures or objects directly associated with transporting skiers from the base or lower elevations of such as: boat tow/toboggan, rope tow, poma or other surface lifts and forms of transportation; single, double, triple and/or quad chair lifts, gondolas or other forms of lifts. Also, those structures of architectural or engineering significance related to lift transportation.

III. Significance Ski Lifts
The art of transporting skiers from the base of the mountain to the top has long been directly associated with the overall economic vitality of a community-turned-ski resort. The period of significance is from 1936, with the first lift to 1940, the period of significance has been arbitrarily ended in 1940 due to the 50 year age criteria. It is anticipated that the period of significance will eventually extend to 1955. Ski Lifts are eligible under criterion A for Entertainment and Recreation for their association with the development of the ski industry in Aspen and under criterion C for Engineering for the early innovative adaptations for the early lifts and the technical achievements of the later lifts. Ski Lifts should be evaluated at the state or local level for their impact on Aspen and the Aspen ski industry. The development and international marketing of Aspen's ski lifts and overall conditions from its very beginning in 1937 with the Boat Tow, has positioned Aspen among the top resorts in the world. With the development of Roch Run in 1936, identified as the world's longest and most difficult ski run, and the construction in 1946 of Lift 1 (8,500') and 2 (5,500'), (known in total as Lift 1A) the world's longest ski lift, the technological advances made in Aspen set the standard for future development nationwide. Lift 1A was 14,000 ft. long, extending from the base of Aspen Mountain, to the top of the mountain to the "Sun Deck", claimed to be the highest restaurant in the United States when it was completed, until at least 1951.(9) Lift 1 was accessed only three blocks southwest of downtown Aspen. This lift held the honor of "longest" for approximately 8-10 years. (11) Steel construction was used for the towers, terminus structures, and cables, the chairs were steel and wood, outbuildings were most often wood sided construction on concrete foundations with wood or asphalt shingle roofs. Significant events such as the 1938 Rocky Mountain Ski Association Championship, the 1941 U.S. World Alpine Championship and the 1950

Significance - Ski Lifts Continued

World Ski Championships further entrenched Aspen as a primary international ski resort. As Aspen's fame grew, so did demand, and subsequently the creation and development of the most modern, state-of-the-art ski resort technology. (Note: The need for continual technological advances continues today, evidenced by the 1986 construction of the Silver Queen Gondola, the world's longest single stage (continuous) vertical rise gondola, ascending from the base of Aspen Mountain at an elevation of 7,945 ft. to the top of the mountain at an elevation of 11,212 ft., in 14 minutes.)

IV. Registration Requirements

Ski Lifts

Structures, objects, buildings and sites that could be determined eligible for listing under this property type category would be required to meet the following criteria:

Boat tow toboggan must be intact with a majority of original materials, hardware and seats. Ski lifts that would be eligible are, though not limited to , single, double, triple, quad chairs and gondolas. Surface lifts that would be eligible are, though not limited to, rope tow, poma, or boat tow. Each lift must include at least two intermediate representative chair or gondola, either connected or suspended, or having such ability.

All structures and buildings must be directly associated with ski lifts, be constructed within the period of significance, be located on their original site, or if relocated be associated within their original context. The buildings must contain a large percentage of original or restored exterior materials.

Ski lifts meeting the above criteria must be located within Pitkin county and associated with Aspen Mountain, Aspen Highlands or Buttermilk Ski Areas. All other applicable National Register criteria shall also be met.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

Funding for this project was provided in part by the City of Aspen through the Aspen/Pitkin Planning Office and by a Certified Local Government (CLG) grant to the City of Aspen by the Colorado Historical Society Office of Archaeology and Historic Preservation.

The multiple property nomination "Ski Development Resources of Aspen, Colorado and Vicinity 1936 - 1940" initially includes buildings and structures identified by the Aspen/Pitkin Planning Office as having the potential for the greatest degree of historic significance and integrity. Based upon the survey and evaluation of structures and sites associated with this context, geographic limits and property types were determined.

(X) See Continuation Sheet

H. Major Bibliographical References

1) Flynn, T.J., The Aspen Times, 1936

2) Runnette, Evelyn, The Ski Bulletin, "Skiing with the C.M.C.", March 19, 1937

3) O.T. The Ski Bulletin, "A Downhiller Views Ski-Jumping", February 1937

4) Willoughby, Frank, The Aspen Times, "Pages From the Past", January 29, 1965

5) Willoughby, Frank, The Aspen Times, "Pages From the Past", March 5, 1965

6) Willoughby, Frank, The Aspen Times, "Pages From the Past", February 12, 1965

7) Lund, Morton, and Bensen Jack, Ski Magazine "The Way It Was - Skiing Comes to Aspen", November 1978

(X) See Continuation Sheet

Primary location of additional documentation:

( ) State historic preservation office
( ) Other State agency
( ) Federal agency
(X) Local government
( ) University
(X) Other

Specify repository: Aspen Historical Society Archives

11. Form Prepared By

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The property types identified are associated with the historic context "The Development of Aspen, Colorado and the Vicinity as an International Ski Resort - 1936-1940", and were selected for their close association with this theme and representation of buildings and structures erected as a result of these historical processes. 1940 is the arbitrary end of the period of significance due to the 50 year age criterion, however, it is anticipated that 1955 was will eventually be the cut-off date for the context as architectural styles and development patterns began to change.

The Aspen Historical Society archives were the primary source of information. Their extensive files provided original narratives, manuscripts, newspaper articles, marketing brochures, photographs, and film. The 1988-89 Winter Exhibit at the Aspen Historical Society Museum featured dozens of original articles and items from this era. Interviews with Aspen Historical Society Board member Ramona Markalunas provided significant information on the Highlands Bavarian Lodge, the Boat Tow and Lift #1.

FOOTNOTES

8) Benchley, Robert, Excerpts from promotional brochure How to Aspen, New Yorker Magazine, 1936

9) Bancroft, Caroline, Famous Aspen - Its Complete Story as Guide and Souvenir, 1951

10) Hodges, Dutch, excerpts from his manuscript, 1986

11) Aspen Ski Company, telephone interview, 1989

AMENDMENT TO THE HISTORIC RESOURCES OF ASPEN MRA
MINING AND MILLING CONTEXT, 1879-1893
by Roxanne Eflin, Aspen/Pitkin Planning Office and
Carol Drake Mehls, Western Historical Studies

The mountains surrounding the town of Aspen, Colorado are known for their picturesque beauty and for their mineral wealth. The first, prosperous mining period began in 1879 and ended with the 1893 Silver Panic. During the 14 year period of significance entrepreneurs founded and operated some of the most prosperous silver mines in the United States, including the famous Smuggler Mine. The town of Aspen was founded in 1880 after the discovery of silver brought about an enormous population increase into the Roaring Fork Valley. Within ten years Aspen was one of Colorado's most important mining communities.

The value and quantity of Aspen's silver ore was surpassed only by Leadville, Colorado, the state's largest silver producing mining district. Many of the Aspen mines were owned by men who became prominent in Colorado and their mining profits were reflected in the growing residential and commercial buildings in Aspen. Men such as Henry C. Cowenhoven, David R. C. Brown and Henry Webber made substantial investments in Aspen's mines and started their own commercial empires.

While the value of Aspen's silver is unquestioned, the timing was late in overall terms of Colorado's mining history which began in 1859 near Denver. Leadville, the largest silver producing district was established in 1876 and served as a model for mining and as a jumping off place for prospectors moving into the Roaring Fork Valley during the summer of 1879. Miners traveled more than fifty difficult miles to reach Aspen from Leadville. However, prospectors found encouragement during the arduous journey from the recently released Hayden Geological Survey which revealed good potential mineral deposit locations near modern Aspen. Several major claims were quickly located on Aspen and Smuggler Mountains, including the Smuggler, Durant, Galena and Spar mines. Later mines such as the Mollie Gibson, Silver Bells, Aspen and Little Percy were also major producers. Most of these mines closed with the Panic of 1893, however the Smuggler did reopen and produced ore until after World War I. A resurgence of silver prices in the mid-1970s resulted in the re-opening of some mines, but on a limited scale. Despite the large number of once operable mines, the post World War II growth of the recreation industry has resulted in few extant remains.

The initial success of mines in Aspen resulted in an influx of people and the need for supplies. By July, 1880 there were approximately 100 tents and log cabins in use for personal and business enterprises with construction underway. Construction encompassed other areas, such as the new Taylor Park Toll Road built by Henry P. Gillespie, which was soon operational. The Independence Pass Trail, another toll road opening in the fall of 1880, allowed even easier movement of people and supplies into the Aspen area. These routes were important, also, because the ore from Aspen mines was carried by mule trains to Leadville for processing.

As the 1880s were underway, mine production increased. The timing was propitious because the Denver and Rio Grande reached Aspen in 1887. In February, 1888 the Colorado Midland reached Aspen. The railroads reduced ore transportation costs and improved the time between shipping and processing. Subsequently mine production increased 10 fold over previous years.[1]

Milling in Aspen was something of an anomaly as few ventures were begun and none survived the Panic of 1893. The Arkansas Valley smelter in Leadville handled Aspen ore's for several years. However, increasing costs in Leadville ore reduction combined with decreasing rail rates resulted in more and more smelting being handled in Pueblo and Denver. The Aspen Mining and Smelting Company became operational in 1883 but closed three years later because it was more economical to ship ores by rail to Leadville, Denver and Pueblo. In 1886 Thomas Nickerson of the Atchison Topeka and Santa Fe Railway bought ore from Aspen, shipped it over rail lines to Pueblo and was still able to make a profit. Despite changes in the smelting industry which was growing in Denver and Pueblo, in 1889 rumors abounded that ARGO (Nathaniel P. Hill) would build a modern plant in Aspen to take advantage of the rich ores. However, the rumor proved to be unfounded. The competitive costs of processing silver from the mountainside were so high that few milling and smelting operations existed in Aspen.[2]

Part of the growth in the late 1880s and early 1890s came from the diversification of Aspen industry. Aspenites hoped to became increasingly self-sufficient with a power and light company, and a hydroelectric plant. However, the boom period was short lived and consequently, so were many of the auxiliary, mining related enterprises.

The Holden Lixiviation Works (Holden-Marolt Complex), part of the diversification effort, was constructed in 1891. The Holden Mining and Smelting Company was incorporated in 1890. Edward R. Holden operated a milling company in Leadville and came to Aspen to take advantage of the silver production. The company was the largest and most extensive works in the city. The new enterprise obtained the exclusive right for the Roaring Fork/Pitkin "territory" of treating ore by the Russell patented process of lixiviation. When the complex was constructed, it was the only one in Colorado using this method of ore reduction. While the Holden Works were innovative in Colorado, the process was already in use throughout the western United States. The idea is basically that of leaching. The silver ores are roasted with salt. Silver Chloride results which could then be dissolved by sodium or calcium hyposulfite. An alkaline sulfide is added to the solution and silver is then precipitated. One of the earliest and best known lixiviation mills was the Bertrand Mill near Eureka, Nevada. While the method met with success it had some pitfalls. The recovery rate of silver was somewhat low. Later changes in the process increased the percentage of silver recovered. However, cyanide leaching became the most popular method in the late nineteenth century and replaced the lixiviation process.

The Holden Mill was a major employer in Aspen, hiring 100 men at opening, and 50 a few months later. The complex cost one-quarter of a million dollars to build and

was located on 20 acres. Hydroelectricity provided power for the mill. The site was on a spur of the Colorado Midland Railroad. The railroad and loading dock were located up the bank from the mill on a level portion of land. Ore was unloaded onto the platform from the railcars. After sampling, the ore was conveyed to the dryers and then drawn by tramcars and dumped into the self-feeders of the stamp mill. After the salt and ore were crushed, they were elevated to the top of the chloridizing furnace. After passing through the furnace, the ore was placed on the floor and allowed to cool. After cooling was completed the ore was dumped into ore vats and the leaching solution applied. The silver was precipitated into silver sulphide. The silver which remained in the precipitating tank was then drawn off, filtered, dried and sampled and prepared for shipment. 10,000 ounces of silver to the ton was the product.

By 1892 100 tons of ore were being treated daily at the Holden plant at a cost of $12 per ton. However, the crash of the next year resulted in the plant closing.

The crash of 1893 brought a quick end to the prosperity of the 1880s. By November of 1893 over 1,000 miners were out of work. Many left Aspen. By the 1920s the once bustling town had a population estimated at between 500 and 700. A few mines continued reduced operation, however, agriculture was quickly becoming the economic mainstay of the region. In the 1930s, however, Aspenites discovered a new use for the mountains, skiing. The end of World War II coincided with an economic and recreational boom that Aspen was well positioned to capitalize on. The resultant ski/year around recreational industry has brought new life to Aspen. The land upon which the Holden mill sat reflected Aspen patterns, becoming agricultural. A. E. Carlton, owner of the Colorado Midland purchased the land as part of a ranch he opened near Aspen. The Marolt family purchased the site during the 1930s. The main buildings of the lixiviation works were removed or left idle. The Marolts converted two of the extant buildings, the sampling works and the salt shed, into a barn and storage shed, and rehabilitated the office into their residence.[3]

ENDNOTES

1.Barbara Norgren, "Historic Resources of Aspen, Multiple Resource Nomination," 1986. Manuscript on file, Colorado Office of Archaeology and Historic Preservation.

2.James Fell, Ores to Metals (Lincoln: University of Nebraska Press, 1979), pp. 132, 163, 171, 178, 185, 202, 203, 207, 210, 218.

3. Aspen Daily Times, 15 November 1981; (Aspen) Daily Chronicle, 28 August 1891.

I. Name of Property Type: Mining Industrial Process Buildings, Features and Sites

II. Description: For the most part, the specific resources associated with mining and milling in Aspen, Colorado are historic archaeological sites and extant structures and buildings. These resources can occur as individual structures or sites such as a mine shaft or tunnel or building foundation, or as part of a functionally related group of buildings and other historic features.

Buildings and structures, in conditions ranging from intact buildings with integrity to ruins associated with this context, can include assay offices, smelting plants, sorting houses, offices, tipples, mills, storage sheds and other features such as mine dumps, ore shoots and machinery. The buildings were constructed of a variety of materials including stone and brick, wood or timber, steel truss or concrete. Extant building foundation materials vary from earth or stone to concrete. In general the structures and buildings were vernacular or industrial in style built to meet specific needs and varied in size from quite small to very large depending on the size and type of operation. A mining or smelting site could have any combination of these structures, buildings, foundations and features.

These mine/mill sites may include associated water systems such as earth-lined canals, flumes, wood or mortar headgates, weirs and laterals. Some evidence of planning and adaptation to the local topography could be present in areas because of the necessity of locating a mine/mill near an ore deposit, spring or stream. Topography and water availability dictated the spatial arrangement and location of individual mines, buildings, and smelters. The architectural integrity of these resources varies from intact, recently active mines to abandoned mines and mill sites with no standing structures or buildings.

III. Significance: The mining and milling industrial resources, either individually or as part of a district near Aspen, are potentially significant under Criteria A, C or D in that these mining associated resources reflect the establishment of mining related settlement in the area. Only one of the above mentioned criteria needs to be met for the property to be eligible to the National Register. The period of significance spans the period 1879 to 1893. The period of significance represents Aspen's mining heritage from the initial gold and silver discoveries to the Silver Crash of 1893 that caused the majority of the community's mines and mills to close. These resources may be considered significant at the local or state level under the areas of significance of architecture, engineering or industry and will be primarily historic archaeological sites.

For a mining resource to be considered eligible under Criterion D it must be able to answer research questions about the geographical scale of the economic networks in which the mine or smelter participated. Comparative data on occupational and class differences in the degree of participation in local, regional, and world system networks can be important. Because the area was on the edge of a larger mining region there will be evidences of technological sharing and importation that address the nature of Aspen mining and milling. A number of hypotheses can be tested that are defined in the following pages. If the site has the ability to offer data for those questions it should be considered eligible under Criterion D.

IV. Registration Requirements: Nomination of mining/milling resources associated with this property type must meet the requirements outlined below to be considered as eligible for inclusion in the National Register of Historic Places. The first requirement is that the resource was historically associated with the context and that it must have been either a mine or mill during the period of significance. A single structure, building or district must either have been documented as part of an important technological trend, such as the cyanide processing of ore, or was associated with a mine or smelter that made a significant contribution to local mining development.

The second requirement is that the physical characteristics of a mine or smelter site must be present, specifically that buildings be of vernacular style and of appropriate materials (wood, log, brick, or similar materials). These elements must be present to convey the historic feeling of a mine or mill during the period of significance, including design and setting, thus making the function of the operation and its components readily apparent. The individual buildings must be in their original location or their location during the period of significance to convey the historic feeling of the mining operation. Additions or modifications

should not impair the quality of the historic fabric (design, materials, and workmanship) of the buildings. Buildings that help convey the impact of the maturation process in local mining must have dates of construction during the period of significance. If the buildings or structures have lost their ability to convey either their design, materials, workmanship or character/function within the mining complex through natural deterioration or the activities of man during or after the period of significance, then those resources will be considered non-contributing. Mine/Mill sites, such as the mines on Aspen Mountain, that reveal attempts to recontour, fill in or otherwise obliterate any part of the feature will be considered to have lost the design, setting, workmanship, and association of that feature, making it specifically not eligible.

For districts, such as mine or smelter conplexes, the primary requirements are that the district be historically associated with an important trend identified in the context, that is it must have operated during the period of significance and been part of an identifiable technological or economic pattern. The second requirement is that the physical characteristics of a mining/smelting complex must be present. The setting should show evidence of a land use scheme giving continuity to the district. The final elements that help define the setting and feeling are the discernable presence of mine shafts and tunnels, waste rock dumps, tailings, equipment and marchinery. As a district is defined in terms of land use it is assumed that location, workmanship, and materials were limited by the nature of the property and are not an issue pertinent to the registration of districts. Within the districts there should be a majority of contributing resources.

Individual buildings may be considered eligible only if they were part of a mining/smelting complex during the period of significance, are in their original location, can still convey the feeling of their mining heritage and meet the following requirements. The building must be representative of a documentable significant trend in vernacular mining architecture (Criterion C) in regard to floorplan, materials, or building methods, especially as those are reflective of clearly documentable ethnic style elements. Additions and/or modifications to the building must not impact the predominent design elements of the building, must be of like materials to the historic portion of the building and not alter the structural feeling or character of the building's vernacular mining heritage, either on the exterior or the interior.

For a mine or mill site be considered eligible under Criterion D, it must exhibit a significant surface or subsurface component of materials, in situ and in an unmolested matrix, that through testing have been proven to contain information that addresses the concerns outlined above. In addition, a resource or district may be considered eligible under Criterion D and this property type if, through surface inventory, the informational potential of the resource has been demonstrated as having the potential to yield significant historical archaeological information regarding mining or milling technology. No National Register exceptions apply. Research questions that may be answered from the historic archaeological sites associated with the mining and milling context include the following.

The foremost areas of research concern are related to mining technology and the work place. Answers to the questions require reconstruction of the technology used in mining and milling at different time periods. What is archaeologically visible in a mining site is illustrated by Hardesty at the Montana Bullfrog Mine site near Rhyolite, Nevada. The archaeological features documented at the mine include a mine shaft, a rock waste dump, a mineral prospect, a concrete machine pad, a road with a rock retaining wall, and a building foundation. How all of these are connected into a single mining system is suggested by Hardesty based on a 1907 photograph of the mine. Milling systems are identified in much the same way. The key data needed to reconstruct technological systems include the tools and tasks integrated by the technology, together with their spatial and chronological arrangements. For this reason, mining or milling features that contain time or use-sensitive artifacts are considered to be most significant.

The identification of thresholds of success and failure are suggested by many authors as a research domain for other mining camps. Stratified deposits are likely to occur only in dumps and privy shafts. If such deposits are located, the presence and absence or frequency of luxury items, manufactured goods, and non-local foods and materials should vary with the degree of economic success occurring at the time of deposition. If sufficient stratigraphic control can be imposed on the data, then the following hypothesis will be tested:

The periods of relative success, such as the initial boom from 1879 to 1893 will be reflected in the archaeological record.

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(Approved 03/88)

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number G Page 1 Historic Resources of Aspen, MRA
Mining and Milling Context

Identification and Evaluation Methods

Context Determination: Determination of historic contexts for Aspen were based on four factors. The first was that the context and survey covered structures and resources deemed to be fifty years or older. Secondly, the resources were considered important within the overall framework of Aspen's mining and industrial/recreational history. Western Historical Studies amended the 1987 historic mining/milling context based upon the results of a study undertaken by the Aspen Planning Department. The fourth element used to determine which context was included in this nomination was a result of conversations between the Aspen Planning Department and the Colorado Historical Society. The final basis for contextual inclusion in this multiple property documentation came from the resources themselves.

Typology Determination: The survey work in Aspen led to the conclusion that function and association provided the most concise and reliable ways to define property types for Aspen. Association with a context, the determining factor for this typology, was based on two considerations: 1) use of existing literature combined with the survey field results and; 2) not to include property types less than fifty years old unless they could be clearly and easily documented to be of exceptional significance.

Integrity: The registration requirements vis a vis integrity were developed from a knowledge of the condition of resources extant with Aspen and the publications, such as Bulletin 15, of the National Park Service, National Register of Historic Places, and through discussions with the staff of the Colorado Historic Preservation Office.

Barbara Sudler
State Historic Preservation Officer

5-2-90
Date

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(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Aspin MPS Pitkin County, COLORADO

Date Listed or Approved

ADDITIONAL DOCUMENTATION TO COVER Substantive Review 6/21/90

Entered in the National Register

1. Boat Tow 6/22/90
2. Holden Mining and Smelting Company Substantive Review 6/22/90
3. Webber Block 7/11/90
   Determined Eligible NOE/OWNER OBJECTION