

**Official Eligibility Determination**

(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_ Determined Eligible - NR

\_\_\_ Determined Not Eligible - NR

\_\_\_ Determined Eligible - SR

\_\_\_ Determined Not Eligible - SR

\_\_\_ Need Data

\_\_\_ Contributes to eligible NR District

\_\_\_ Noncontributing to eligible NR District

# Colorado Cultural Resource Survey Architectural Inventory Form

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## I. Identification

1. Resource Number: **5PT903**
2. Temporary Resource Number: **Not Applicable**
3. County: **Pitkin**
4. City: **Aspen**
5. Historic Building Name: **Louis and Mary Peters Cabin  
William and Hildur Anderson Residence  
Anderson Stables**
6. Current Building Name: **Anderson Park**
7. Building Address: **1101 E. Cooper Ave.  
Aspen, CO 81611**
8. Owner Name & Address: **City of Aspen  
130 S. Galena St.  
Aspen, CO 81611**

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### II. Geographic Information

9. P.M. **6th** Township **10 South** Range **84 West**  
**SE** 1/4 of the **SW** 1/4 of the **NW** 1/4 of the **NE** 1/4 of Section **18**
10. UTM Reference Zone: **13** Easting: **343660** Northing: **4338800**
11. USGS Quad Name: **Aspen, Colorado**  
Year: **1960 (photorevised 1987)** Map scale: **7.5'**
12. Lot(s): **1** Block: **N/A**  
Addition: **Anderson Subdivision** Year of Addition: **1979**
13. Boundary Description and Justification: **This parcel (273718139801), defined by a lot and subdivision description, includes all of the land and built resources that are historically associated with this property and remain in place there today.**

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### III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **32' x 36' (appx.)**
16. Number of Stories: **1**
17. Primary External Wall Material(s): **Shingle / Log**
18. Roof Configuration: **Front Gabled Roof**
19. Primary External Roof Material: **Metal Roof**
20. Special Features: **Decorative Shingles / Chimney**
21. General Architectural Description: **Facing toward the north-northeast across a grassed and wooded front yard, this rustic one-story log residence rests upon a rough-poured concrete foundation. The building has a slightly rectangular plan of approximately 32' x 36'. Its exterior walls are constructed of relatively slender, stripped, D-shaped logs assembled with square notching at the corners. The logs were milled rather than hand-hewn, and there is no evidence of axe or adze marks. Large diameter nails were used to secure the corner notching and prevent the walls from coming apart. The horizontal spaces between the logs are filled with wood strip chinking. Concrete daubing was then applied over the wood strips to make the building weathertight.**

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The building's roof is front gabled and constructed of slender logs. A squared ridge beam consisting of three parallel lumber planks set on edge projects from the north and south end walls just below the ridgeline. No purlins are visible. The roof's surface is finished with board decking, on top of which are standing seam metal panels with a metal ridge cap. The shallow open eaves on the east and west terminate in fascia boards that hide the multiple log rafter ends.

Two chimneys are present on the building. The first of these is an exterior wall chimney located on the west side of the residence near its northwest corner. This rises from the ground, pierces the eave, and extends upward about two feet above the roofline. The square chimney is constructed of what appear to be salvaged bricks, and it was clearly added after the building was constructed. From bottom to top, the chimney is out of plumb, a condition that is most noticeable at and above the eaves. This seems to be a factor of amateur construction techniques combined with settling and weathering of the mortar.

The second chimney is located on the south primary wall that is within the rear enclosed porch. This is visible above the roofline. The short square chimney is constructed of bricks that may have been salvaged from another site. A short metal flue with a cap rises above the chimney.

North (front): The front of the building holds the centered main entry, which is accessed by way of a small stoop. The stoop is constructed of concrete with pieces of flagstone set into the upper surfaces. The entrance contains a panel door (probably non-historic) and a wood screen door, both set into a wood frame. Mounted above the entry and stoop is a rustic hood that projects from the wall to provide shelter from the elements. This is supported by slender log bracing that is attached to the building's primary log wall. The hood's front-gabled roof consists of lumber rafters, fascia boards, and asphalt shingles. Its end wall is finished with vertical tongue-in-groove boards that are shaped along the bottom for a decorative sawtooth finish.

Flanking the entry are two identical pairs of six-light casement windows. The attic level above holds a single centered pair of six-light casement windows. All of the windows are set in wood frames and surrounds. The gable end wall surrounding the upper windows is finished with vertical board paneling.

East (side): This side of the building abuts the driveway and holds no entries. Several windows are present along the wall. On the primary log portion of the building are a pair of six-light casements, one small four-light casement (this may be fixed in place), and a pair of eight-light casements. The rear enclosed porch contains one six-light casement window. All of these are set in wood frames and surrounds.

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**South (rear):** The rear of the building holds an enclosed porch that is constructed with dimensional lumber atop a concrete slab. This is tucked below the primary roof and attic level. The exterior walls of the porch are finished with square butt cedar shingles.

The off-centered entrance contains a wood panel door with a single light. Flanking the entry are two six-light casement windows, and another six-light casement is found further to the east along the wall. All of these have wood frames and surrounds. Also present east of the entry is another historic window that has been boarded closed and shingled, but retains its unpainted wood surrounds. The ground immediately outside of the entrance is paved with concrete and slabs of flagstone.

The residence's gable end wall is finished with board and batten siding. Centered just below the ridgeline is a pair of six-light casement windows with wood frames and surrounds. Two boards attached to the end wall above the entrance are all that remain to mark the location of a gabled carport that once stood there. Also mounted to the wall at the building's southwest corner is a 1950s external telephone ringer manufactured by the Bell System/Western Electric.

**West (side):** This side of the building holds no entries. Aside from the brick chimney described above, it is characterized by the presence of two pairs of six-light casement windows with wood frames and surrounds.

22. Architectural Style / Building Type: **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Rustic**
23. Landscaping or Special Setting Features: **This property is located at the east edge of Aspen's developed core, along the south side of Cooper Avenue (Colorado State Highway 82) just east of the Roaring Fork River. The 1.25-acre lot (54,477 square feet) is entirely unpaved and contains the log residence, three small cabins, remnants of corral fencing, and open grounds. The street and bridge to the north sit higher than the house, and the river to the west is a few feet lower and lined with mature trees. Access to the site from Cooper Avenue is by way of a narrow graveled driveway that enters the property near its northeast corner.**

The eastern and southern boundaries of the property are about twelve feet higher in elevation than where the buildings sit and form a low dirt escarpment. That escarpment seems to originate from two factors. One is that it is the river's eastern floodplain bank in this location, atop which is a segment of today's Riverside Avenue. The other is that it historically served as the raised bed of the Colorado Midland Railroad track that ran through the area during the late 1800s and early 1900s. A depression in the site's southwest corner may also mark where the eastern abutment once stood that supported the railroad's bridge over the Roaring Fork River.

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The front yard north of the log home is landscaped with grass and an abundance of shrubs along with mature deciduous and evergreen trees. Several large granite boulders sit along the yard's northern edge just south of the bridge and Cooper Avenue. One of these has a bronze plaque mounted on its face that lists the members of the Anderson family who lived on the property for many years. These include Bill and Hildur Anderson, along with their sons Bert, Ed and Jim, and their daughter Margie Anderson Thompson. A wooden sign placed by the City of Aspen at the entry drive along Cooper Avenue identifies the site as "Hildur and Bill Anderson Park."

Behind the house to the south is a graveled parking area. Two of the three small cabins (described below) are located on the west side of this parking area, southwest of the house. The southern area of the site is unpaved and open but covered in short grasses. It holds a third cabin and remnants of a corral (also described below). A narrow dirt drive rises up the escarpment in the southeast area of the property. This is eroded and somewhat obscured by vegetation.

Property uses beyond the site boundaries are residential in all directions, with single-family homes to the north, east and south, and large condominium buildings to the west across the river.

24. Associated Buildings, Features or Objects: **Several secondary buildings, features and objects are found on the property. Four small wood frame cabins once stood in the southwestern area of the site, three of which remain there today. The fourth was removed in 2015 because it had collapsed. Although unsubstantiated, all were reportedly used as tourist cabins at another site in Aspen and then moved to this property in the 1950s. They are largely identical and based upon materials and aging appear to date from the late 1800s.**

**Northern Cabin (moved 1955):** This small wood frame building is located just southwest of the log house. Facing toward the east, it rests upon a concrete foundation and contains a single room. The exterior walls are finished with clapboard siding. The front-gabled roof is covered with newer rolled asphalt and the rafter ends are visible at the open eaves. While the exterior woodwork is weathered, remnants of old paint can still be seen. Evidence of recent stabilization work is minimally visible in several locations.

The front (east) wall holds the main entry, which contains an early wood panel door. A wood block on the ground provides the only step up into the building. Mounted on the trim next to the door is a pre-1960s electrical switch that presumably operated a light overhead. Next to the door is a single two-light window that is boarded closed from the outside but retains its early wood trim.

The north and south (side) walls each hold a single window that is boarded closed from the outside but retains its early wood trim. The west (rear) wall holds a secondary entrance that contains an early wood panel door.

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**Central Cabin** (moved 1955): Located just south of and adjacent to the north cabin, this small wood frame building faces toward the east, rests upon what is likely a stone foundation, and contains a single room. The exterior walls are finished with clapboard siding. The front-gabled roof is covered with newer rolled asphalt and the rafter ends are visible at the open eaves. While the exterior woodwork is weathered, remnants of old paint can still be seen. Evidence of recent stabilization work is minimally visible in several locations.

The front (east) wall holds the main entry, which contains an early wood panel door. Mounted on the upper part of the door is an old plastic tag identifying it as building #1. A small wood-framed hood is present directly above the door. This consists of a deteriorated shed roof supported by wood brackets. A small deteriorated concrete pad is located on the ground just outside the entrance. Set into the concrete is a boot scraper made from two horseshoes stood on end and attached to one another with a short metal bar. On the wall next to the door is a single two-light window that is boarded closed from the outside but retains its early wood trim.

The north and south (side) walls each hold a single window that is boarded closed from the outside but retains its early wood trim. The west (rear) wall holds a secondary entrance that contains an early wood panel door.

**Southern Cabin** (moved 1955): Located farther south of the central cabin in the southwest area of the site, this small wood frame building faces toward the east, rests upon what is likely a stone foundation, and contains a single room. The exterior walls are finished with clapboard siding. The front-gabled roof is covered with newer rolled asphalt and the rafter ends are visible at the open eaves. While the exterior woodwork is weathered, remnants of old paint can still be seen. Evidence of recent stabilization work is minimally visible in several locations.

The front (east) wall holds the main entry, which contains an early wood panel door. Mounted on the trim next to the door is a pre-1960s electrical switch that presumably operated a light overhead. On the wall next to the door is a single two-light window that is boarded closed but retains its early wood trim.

The north and south (side) walls each hold a single window that is boarded closed from the outside but retains its early wood trim. The west (rear) wall holds a secondary entrance that contains an early wood panel door.

**Corral Area** (1955): The southeast and southwest areas of the site hold remnants of a corral that once stood there. These include short segments of deteriorated log posts and rails, along with dimensional lumber rails. Railroad ties appear to have been repurposed as fence posts. These are concentrated among the shrubs and trees along the southern edge of the property and likely came from the adjacent abandoned bed of the Colorado Midland Railroad.



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Source of Information: **Aspen Daily Times, 23 June 1949 and 3 November 1949**

28. Original Owner: **Louis and Mary Peters**

Source of Information: **Deed Record, Pitkin County Treasurer to Louis J. Peters, 30 August 1937 (Book 161, Page 111)**

29. Construction History: **The log home on this property was constructed in 1949 for use as a summer residence. Its rear porch was enclosed in 1955. A carport was added to the back of the building in 1977, but this collapsed in 1995 and was removed. No other substantial changes appear to have been made to the exterior of the building.**

**Also in 1955, four small wood frame cabins were acquired from an unknown area property and placed in the southwest area of the site. Based upon their physical characteristics, they appear to date from the late 1800s. At this location, they were used for storage and office space associated with a recreational horse stable operation. A corral was built around the same time in the southern area of the property. Stabilization work was completed on the deteriorating cabins in 2015, at which time the fourth one (the southernmost) was removed due to the fact that it had collapsed.**

30. Original Location: **Yes (log house)  
No (three cabins)**

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### V. Historical Associations

31. Original Use(s): **Domestic: Single Dwelling**

32. Intermediate Use(s): **Domestic: Single Dwelling  
Recreation: Outdoor Recreation  
Agriculture: Animal Facility**

33. Current Use(s): **Domestic: Single Dwelling  
Recreation: Outdoor Recreation**

34. Site Type(s): **Single Family Home, Horse Stable, City Park**

35. Historical background: **During the late 1800s, the site under study was situated across the Roaring Fork River just east of and beyond Aspen's original platted townsite and the community's developed core. A narrow wagon and pedestrian bridge crossed the river at the east end of Cooper Avenue, connecting the town to the countryside. East of the river, the street turned into a series of narrow winding roads that provided access to the Smuggler Mountain mines, Aspen Grove Cemetery, and the distant mining camp of Independence.**

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Sparsely developed in the 1880s, the area just east of the river became the focus of early mining claims. Most of these were located along the river, to the southwest toward Aspen Mountain, and to the north and northeast in the direction of Smuggler Mountain. Over the years a scattering of cabins began to emerge on the open lands there. In early 1885, US Deputy Mineral Surveyor George C. Vickery reviewed a survey filed by civil engineer and county surveyor George W. Lloyd and approved his personal claim to the McQuade Lode. This claim ran on a northeast-southwest axis, with the bulk of it located west and southwest of the river. However, it also passed beneath the river so that its northeast corner entered the site known today as the Anderson Property.

That same year, partners Robert Wagner, Charles E. Loud, Len D. Sivyer and George C. Vickery filed a mining claim for the Riverside Placer. This encompassed almost eighty acres of land east of Aspen and the Roaring Fork River. In general terms, placer claims were typically made on lands where valuable minerals such as gold and silver would be mined from loose materials. This was distinguished from lode claims involving underground mining that required tunneling to follow hard rock veins. Typical sites for placer claims included river bottoms where excavation and the processing of sands and gravels could take place. The Riverside Placer plat, surveyed and filed in 1885, showed that the partners had developed a half-dozen exploratory shafts and erected five small cabins on their claim. None of these features were located on the future Anderson Property, which for the time being remained vacant.

In March 1888, the Riverside Placer's owners began marketing the land in the Aspen newspapers, not for mining but for residential development. One of these listings advertised "Cheap Lots: 100 Lots in Riverside Addition to the City of Aspen." (*The Rocky Mountain Sun*, p. 1) The partners had evidently decided the claim was worth more as real estate, and divided the tract into lots that could be sold. Marketing of the property was handled by an Aspen real estate firm. In June, the *Aspen Daily Times* reported that "a force of twenty men have been at work for several days clearing up and grading the streets and digging irrigating ditches in Riverside addition." (2 June 1888, p. 4) The land that would eventually become known as the Anderson Property was designated Block 9 and placed on the market.

One other development of the 1880s shaped the landscape of the Riverside Addition. This involved the arrival in Aspen of the competing Denver & Rio Grande Railroad and Colorado Midland Railway, along with the subsequent expansion of their tracks and facilities in and around the town. The D&RG arrived there first in October 1887, followed by the CM just a few months later. In 1888, two parallel bridges were constructed across the Roaring Fork River on the east side of Aspen just south of where East Durant Avenue would meet the river. This placed the northern one of the bridges off the southwest corner of Block 9. From there, the raised beds of the parallel rail lines curved to the north,

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bisecting the Riverside Addition as they crossed Riverside Avenue and Cooper Avenue before heading to the mines and mills on the western flanks of Smuggler Mountain.

By 1892, it appears that Block 9 of the Riverside Addition had been acquired by Aspen mine investor, ore hauler, and water, coal and feed dealer Samuel I. Silvius. He continued to own the property into the early 1900s. Whether Samuel ever lived there is unclear. However, it is known that by 1910 he and his wife Jennie were residing in a home on West Main Street, where they continued to live until their deaths many years later.

Sometime around 1892, photographer Harry H. Buckwalter captured an image of Aspen, taken from the high ground southeast of Block 9 and looking toward the west. This photo (History Colorado, Image #B313) reveals that the southern half of the Anderson Property and its immediate environs were not mined but developed. Clearly visible in the southwest area of the site just north of the railroad bridges was a small wood frame house that faced toward the east. A small barn was located north of the house, close to where the two frame cabins stand there today near the log residence. The site was fenced and much of the land appears to have been used as a livestock enclosure.

The 1896 Willits Map of Aspen confirms the presence of these early buildings in the southern half of the site. The northern area of the property was shown as occupied by another residence that sat close to where the log home is found there today. Behind this to the south was a small outbuilding. Field documentation conducted for this study confirmed that none of these historic features have survived to the present time, and that the log home that currently stands there could not possibly be the same one that appears on the 1896 map. By that year, many but certainly not all of the lots to the north, south and east of the subject property in the Riverside Addition were developed with residences. Review of city directories from the era shows that most of their occupants were miners and others working in the blue collar trades.

Following the federal government's 1893 repeal of the Sherman Silver Purchasing Act, the national silver market crashed and Aspen's economy plunged into decline. Most of the mines closed and as the town's population decreased it entered what became known as "The Quiet Years." Numerous properties became vacant and taxes went unpaid. By the mid-1910s, the land and buildings on Block 9 in the Riverside Addition appear to have been abandoned. In December 1916, Pitkin County seized the property and held it for the next two decades in lieu of taxes that were in arrears. Victims of a changing economy, the buildings would have begun to deteriorate due to lack of use and maintenance. They might also have been moved or salvaged for materials, as happened to so many of Aspen's vacant mining-era buildings.

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In August 1937, Louis Peters of Denver acquired Block 9 from the Pitkin County Treasurer for a fee of just \$3.00. A 1939 US Department of Agriculture aerial photograph of the site shows that by that time it was vacant of buildings or other developed features. Everything found on the property in the 1890s was gone, and no visible traces remained of its historic use. Peters purchased the empty lot and a decade later launched it into the next phase of its history.

Louis J. Peters was born in Leadville, Colorado in 1892 and moved to Denver in the early 1900s. By 1920 he was employed as a city fireman. Louis married a woman named Mary Copeland and they had several children. By 1940, he had become a captain and spent his entire career with the Denver Fire Department. Throughout the 1940s, the *Aspen Daily Times* mentioned the Peters family visiting town most every summer. The property Louis had purchased on Cooper Avenue in 1937 remained vacant for the time being, and the family stayed in a home they acquired on West Bleeker Street. Over the years, they developed a close group of friends in Aspen. As each year's vacation ended, they returned to Denver for the remainder of the year.

On 23 June 1949, the *Aspen Daily Times* printed a brief mention that Louis Peters was "completing work on his home east of Cooper bridge..." By the time they returned to Denver at the beginning of November, the paper was able to report that "their new home at the end of Cooper Avenue is nearly completed." (3 November 1949) Louis and Mary returned to the log house along the Roaring Fork River over the following summers. After retiring from the fire department, he died in August 1954 and was buried in Mount Olivet Cemetery in Wheat Ridge. Mary joined him there following her death in 1962.

In 1954, just a few days prior to the death of her husband, Mary Peters sold the Block 9 property in Aspen to William and Hildur Anderson. William E. Anderson was born in 1898 in Utah and spent his early years on the family's fruit farm near Silt, Colorado. As a young adult he worked as a sheep shearer, and was engaged in mining and road construction. In 1937, he married Hildur Hoaglund, who was teaching school in Rifle at the time. Born in 1907 into an Aspen mining and ranching family, Hildur grew up on her family's ranch on nearby Brush Creek. Today that property is the Anderson Ranch Arts Center in Snowmass. After living in Rifle for one year, in 1938 the couple settled on the Hoaglund family's Brush Creek ranch and began to raise their four children. Hildur also continued to teach school there.

In addition to raising sheep, William launched a business guiding pack trips for summer and fall visitors into the surrounding mountains. An advertisement printed in the *Aspen Times* on 8 October 1953 encouraged interested parties to "Make Reservations Now for Hunting Season. Will pack in and out. Horses, camp equipment for rent by day or season." With year-round activity increasing in Aspen and Hildur under pressure to teach there (she joined the school board in 1951), the couple decided to sell the ranch and move into town.

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William sold the Brush Creek ranch and in October 1954, the Anderson family moved into the former Peters house at 1101 East Cooper Avenue that they had purchased two months earlier. Over the following year, William and his sons Bert, Ed and Jim enclosed the log home's back porch, built corrals behind the residence, and moved four small wood frame cabins onto the property for tack and feed storage and for office use. They also finished the house's attic for extra bedroom space.

During the summer of 1955, the family began placing advertisements in the *Aspen Times* for Anderson Stables, where they offered hay rides, picnic rides, riding lessons, saddle horses for hourly or day rental, and guided pack trips into the mountains above town. Over the next fifteen years, William ran the operation with his sons and they attracted a range of customers, including families, vacationing businessmen and professionals, and even some Hollywood stars. Sleigh rides were offered during the winter months, and each spring they advertised garden plowing services. The Andersons had essentially converted the Cooper Avenue property into an integral part of Aspen's post-war tourist economy.

Anderson Stables continued until 1970, when William retired. Hildur retired from teaching three years later. During the 1950s and 1960s, the couple had also become well-known in the Aspen area for their musical skills. With William playing the fiddle or mandolin and Hildur on the piano and accordion, they performed for numerous dances, weddings, talent shows, school classes and other community events. They also had a float in the annual Winterskol parade. William died in the house on Cooper Avenue in 1978 and was presumably buried at Red Butte Cemetery. Following his passing, Hildur sold the property to her sons Albert and Edwin although she continued to live there for many years.

In 1994, Hildur was recognized for her many decades of teaching and inducted into the Aspen Hall of Fame. The property on Cooper Avenue was sold to the City of Aspen five years later and she went to live with her children. Hildur passed away in 2002 and was buried in Red Butte Cemetery. Today the site is designated by the City of Aspen as Hildur and Bill Anderson Park.

36. Sources of information:

**Amended Plat of the Claim of Robert Wagner, et al, upon the Riverside Placer, Roaring Fork Mining District, Pitkin County, State of Colorado. US Surveyor General's Office, General Land Office, US Department of the Interior, Survey No. 3905, Surveyed 8 June 1894, Approved 26 June 1894.**

***Anderson Park Historic Assessment.* Prepared for the City of Aspen, Parks and Recreation Department by Smith Environmental and Engineering, Westminster, Colorado, 14 November 2008.**

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**Architectural Inventory Form, 1101 E. Cooper Ave., Aspen, Colorado (Site 5PT903). Prepared by Suzannah Reid and Patrick Duffield, Reid Architects, 29 June 2000.**

***Aspen City Directories and Telephone Books.* Collections of the Aspen Historical Society and Denver Public Library, 1885-1973.**

**Aspen, Colorado 7.5' Topographic Quadrangle Map, US Geological Survey (1960, photorevised 1987).**

**Aspen, Colorado 1:62,500 Topographic Quadrangle Map, US Geological Survey (1894, reprinted 1939).**

***Aspen, Colorado: High in the Rockies.* Aspen Chamber of Commerce Brochure, 1955.**

***Aspen, Colorado: Recreational and Cultural Center of the Western Slope.* Aspen Chamber of Commerce Brochure, Summer 1959.**

***Aspen Evening Chronicle* (Aspen, CO)**

**"Waifs from Warnock's," 17 May 1892, p. 3.**

***Aspen's 20<sup>th</sup> Century Architecture: Rustic Style Buildings.* Historic Context Prepared by the City of Aspen. Accessed Online on the City of Aspen's Historic Preservation Page.**

***Aspen: Summer and Winter, High in the Rockies.* Aspen Chamber of Commerce Brochure, 1964.**

***The Aspen Times* (Aspen, CO)**

**"We Have For Sale," 1 April 1888, p. 5 (advertisement).**

**"Local Laconics," 2 June 1888, p. 4.**

**"Riverside Addition," 11 December 1906.**

**"Woody Creek News Notes," 14 April 1938.**

**"Delinquent Tax List," 6 November 1941, p. 6.**

**"News About You and Your Friends," 2 September 1943, p. 1.**

**"Personals," 16 September 1943, p. 5.**

**"News About You and Your Friends," 10 August 1944, p. 8.**

**"News About You and Your Friends," 24 August 1944, p. 1.**

**"News About You and Your Friends," 30 August 1945, p. 1.**

**"Neighborhood News," 4 July 1946, p. 4.**

**"News About Your Friends and Neighbors," 10 July 1947, p. 1.**

**"News About Your Friends and Neighbors," 23 June 1949, p. 4.**

**"News About Your Friends and Neighbors," 3 November 1949, p. 4.**

**"Mary Hoaglund Services Held Tuesday Afternoon," 13 July 1950.**

**"New School Board Elected Monday," 10 May 1951.**

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**“Services Held Sunday for Mrs. Ed Anderson,” 13 November 1952.**  
**“Make Reservations Now,” 8 October 1953 (advertisement).**  
**“Aspen Summer Resident Dies in Denver,” 26 August 1954, p. 4.**  
**“The Wm. Anderson family...,” 14 October 1954.**  
**“For Rent:...,” 21 July 1955 (advertisement).**  
**“Andersons Place First and Second in Trail-Ride Meet,” 6 September 1956.**  
**“Make arrangements early...,” 25 April 1957 (advertisement).**  
**“Miscellaneous:...,” 23 July 1959 (advertisement).**  
**“Miscellaneous:...,” 3 June 1960 (advertisement).**  
**“Anderson’s Stables,” 31 May 1963 (advertisement).**  
**“Horse whinnies, wind bells on ‘Aspen Sounds’ record,” 2 August 1963.**  
**“Longtime area resident William Anderson dies,” 18 May 1978, p. 12A.**  
**“Hildur Anderson, beloved Aspen teacher, dies at 94,” 14 February 2002.**

**Bird’s Eye View of Aspen, Colorado, *Aspen Times*, 1893.**

**City of Aspen, Building Division, Community Development Department, Building Permits File for 1101 E. Cooper Ave.**

**Colorado Midland Railway Map of Aspen and Vicinity. Colorado Springs, CO: General Superintendent’s Office, Colorado Midland Railway, 24 January 1901.**

**Daily, Kathleen Krieger and Gaylord T. Guenin. *Aspen: The Quiet Years*. Aspen, CO: Red Ink, Inc. 1994.**

**Deed Record, Pitkin County Clerk & Recorder, Hildur L. Anderson to Albert and Edwin Anderson, 16 August 1978 (Book 352, Page 969).**

**Deed Record, Pitkin County Clerk & Recorder, Mary Peters to William and Hildur Anderson, 18 August 1954 (Book 172, Page 334).**

**Deed Record, Pitkin County Clerk & Recorder, Pitkin County Treasurer to Louis J. Peters, 30 August 1937 (Book 161, Page 111).**

**Denver City Directory, Listing for Louis and Mary Peters, 4336 Vrain St., 1947.**

**Draft Registration Card, Louis J. Peters, 27 April 1942 (Serial #U2881).**

**Find A Grave Memorial, Hildur Lillian Hoaglund Anderson, Red Butte Cemetery, Aspen, Colorado.**

**Find A Grave Memorial, Louis and Mary Peters, Mt. Olivet Cemetery, Wheat Ridge, Colorado.**

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Hayes, Mary Eshbaugh. *The Story of Aspen*. Aspen, CO: Aspen Three Publishing, 1996.

Map of Aspen, Colorado & Subdivisions, 1964.

Marriage Record of W. M. Anderson and Hildur Hoaglund, Colorado County Marriages and State Indexes, Rifle, Garfield County, Colorado, 23 May 1937.

Norman, Reuben O., editor. *The Who's Who of Denver: 1931-1932*. Denver, CO: The Blue Book Company, 1931-32.

Photograph of Bert Anderson in the Corral at Anderson's Stables, Aspen Historical Society Collection, circa 1960 (ID #1999.012.0166).

Photograph of Bill and Hildur Anderson Playing their Violin and Accordion, Aspen Historical Society Collection, circa 1975 (ID #2009.024.0003).

Photograph of Hildur Hoaglund Anderson, Aspen Historical Society Collection, 1992 (ID #1996.049.0156).

Photograph of Hildur Anderson at Red Brick School, Aspen Historical Society Collection, 1954 (ID #2006.047.0137).

Photograph of Hildur Anderson's Cabin at 1101 East Cooper Avenue, Aspen Historical Society Collection, 2008 (ID #2013.048.1038).

Photograph of Hildur Anderson, Standing Outside Her Home at 1101 East Cooper Avenue in Aspen, Aspen Historical Society Collection, circa 1965 (ID #1999.012.0152).

Pitkin County Assessor, Real Estate Appraisal Records, 1101 E. Cooper Ave. (Lot 1, Anderson Subdivision), Aspen, Colorado (parcel #273718139801).

Plat of the Claim of Robert Wagner, et al, upon the Riverside Placer, Roaring Fork Mining District, Pitkin County, State of Colorado. US Surveyor General's Office, General Land Office, US Department of the Interior, Survey No. 3905, Surveyed 11 February 1885, Approved 13 March 1885.

Plat of the Claim of George W. Lloyd upon the McQuade Lode, Roaring Fork Mining District, Pitkin County, State of Colorado. US Surveyor General's Office, General Land Office, US Department of the Interior, Survey No. 3874, Surveyed 15 December 1884, Approved 22 January 1885.

*The Rocky Mountain Sun* (Aspen, CO)  
"Cheap Lots," 3 March 1888, p. 1 (advertisement).

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**Survey Map of Township 10 South-Range 84 West of the 6<sup>th</sup> Prime Meridian. US Surveyor General's Office, General Land Office, US Department of the Interior, Survey No. 3874, Surveyed 2-5 August 1888, Approved 8 November 1888.**

**United States Federal Census Records for Louis and Mary Peters, 1920-1940 (Denver, CO).**

**United States Federal Census Records for Samuel and Jennie Silvius, 1910 (Aspen, CO).**

**United States Federal Census Records for William and Hildur Anderson, 1940 (Brush Creek, Pitkin County, CO).**

**View of Aspen, Colorado. Photographed by Harry H. Buckwalter, circa 1892. Collection of History Colorado, Image #B313.**

**Wentworth, Frank L. *Aspen on the Roaring Fork*. Denver, CO: Sundance Publications, 1976.**

**Wilkins, Tivis E. *Colorado Railroads: Chronological Development*. Boulder, CO: Pruett Publishing Company, 1974.**

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### VI. Significance

37. Local landmark designation: **None**

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

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39. Area(s) of significance: **Architecture, Commerce, Recreation**
40. Period of significance: **1949 (Architecture)**  
**1955-1966 (Commerce & Recreation)**
41. Level of significance: National **No** State **No** Local **Yes**
42. Statement of significance: **This property was originally developed around 1890 with several mining-era features that included two residences, livestock pens, and what appear to have been two agricultural outbuildings. However, due to Aspen's precipitous economic decline starting with the 1893 Silver Crash that closed most of the mines, the property was essentially abandoned around the mid-1910s. The early developed features there were completely gone by the late 1930s and it had reverted to an empty lot.**

The second phase of the site's history essentially began in 1949, when a Denver Fire Department captain named Louis Peters constructed a log vacation home on the property. The Peters family visited and enjoyed the house every summer for the next several years, and became part of the Aspen community through their regular visits. Around the time of Louis' death in 1954, the property was sold to Brush Creek rancher William Anderson and his wife Hildur, who was a well-known and beloved teacher and school board member. The Anderson family moved into the Cooper Avenue home, and over the following year William and his sons made minor improvements to the log building. They also constructed a horse corral behind the house, and brought in the small cabins that remain there today.

All of this work was done so they could launch Anderson Stables, a recreation business that capitalized upon Aspen's revitalization following World War II and its emergence as a winter ski resort and summer vacation mecca. The stables offered hay rides, picnic rides, riding lessons, saddle horses for hourly or daily rental, winter sleigh rides, garden plowing services, and guided pack trips into the mountains above Aspen. Between 1955 and 1970, William ran the operation together with his sons and they attracted a range of customers, including families, vacationing businessmen and professionals, and even some Hollywood stars. The stables were regularly advertised in the Aspen newspaper as well as through brochures produced by the Aspen Chamber of Commerce.

Due to its history of use, the Anderson Property is NRHP eligible under Criterion A on the local level for its association with the development of Commerce and Recreation in Aspen during the decades that followed World War II. Its period of significance runs from 1955 to 1966, the fifty-year mark, despite the fact that the Anderson Stables continued to operate through 1970. In essence, the Anderson family used this property to provide tourists and other visitors with a characteristic form of Western recreation that also helped to boost Aspen's reemerging economy in the postwar era.

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In addition, the Anderson Property is occupied by a log home that was constructed in 1949 by the site's owner, Louis Peters. Rather than using hand hewn logs, Peters secured slender D-shaped milled logs that were assembled with square corner notching secured by large diameter nails. The horizontal gaps between the logs were sealed with strips of lumber and then daubed with concrete. Slender logs were also used in the roof framing. Additional features included the small decorative hood over the front entry and wood-framed multi-light casement windows. The rear porch, enclosed in 1955, was finished with windows as on the rest of the building along with square butt wood shingles.

The log residence has experienced no substantial changes that might have diminished its architectural integrity. Consequently, it continues to convey its design and use from the middle decades of the twentieth century. The house clearly falls within the twentieth century Rustic Style of architecture. Elements of the style and era include its hand-built character, simple rectangular form, use of locally available materials, one-story height with a relatively low-pitched gable roof, true log construction with chinking and daubing, wood framed multi-light windows, small entry feature, roof that rests directly upon the log walls, and simple decorative features. Even the imprecisely assembled brick (rather than stone) chimneys add to the building's hand-made, rustic appearance.

According to the Rustic Style guidelines published by History Colorado in its *Field Guide to Colorado's Historic Architecture and Engineering* (2008), the log house on the Anderson Property meets almost all of the established criteria in terms of time period, methods of construction, and architectural detailing. It is also located in a natural setting adjacent to the Roaring Fork River. For all of these reasons, this property is NRHP eligible under Criterion C on the local level in the area of Architecture for embodying the distinctive characteristics of Twentieth Century Rustic Style architecture, which reached its height of popularity between about 1905 and 1960. The site's period of significance under this criterion is limited to 1949, the year the log house was constructed.

**City of Aspen Significance:** The City of Aspen has published its own guidelines on the character-defining features of the Hand-Built Rustic Style. According to this document, *Aspen's 20<sup>th</sup> Century Architecture: Rustic Style Buildings*, the log home falls within this category. It exhibits all of the characteristics described above, with the only exception being the lack of stonework.

The home was built during the style's period of popular use in Aspen, which extended from the 1930s through the 1960s. It is also representative of the postwar era during which numerous log vacation homes, tourist cottages, and even the Hickory House Restaurant were erected. Because so many of these buildings have been demolished in recent decades to make room for larger vacation homes and other development projects, the log house on the Anderson Property is an excellent surviving example of a style that evokes the early period of Aspen's postwar renaissance.

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The property was also used from 1955 to 1970 as Anderson Stables, which provided tourists and other visitors to Aspen with an ideal Western experience that included hourly horseback riding, hay rides, sleigh rides, guided pack trips, and riding lessons. Consequently, it played an integral part in the community's revival as a vacation mecca, a role recognized by the regular inclusion of Anderson Stables in brochures for visitors that were published and distributed by the Aspen Chamber of Commerce.

Applicable City of Aspen Criteria (Section 26.415.030.C.1, Aspen Municipal Code):

- A. The property is related to an event, pattern, or trend that has made a contribution to local, state, regional or national history that is deemed important, and the specific event, pattern or trend is identified and documented in an adopted context paper
- B. The property is related to people who have made a contribution to local, state, regional or national history that is deemed important, and the specific people are identified and documented in an adopted context paper
- C. The property represents a physical design that embodies the distinctive characteristics of a type, period or method of construction, or represents the technical or aesthetic achievements of a recognized designer, craftsman, or design philosophy that is deemed important and the specific physical design, designer, or philosophy is documented in an adopted context paper
- D. The property possesses such singular significance to the City, as documented by the opinions of persons educated or experienced in the fields of history, architecture, landscape architecture, archaeology or a related field, that the property's potential demolition or major alteration would substantially diminish the character and sense of place in the city as perceived by members of the community
- E. The property or district possesses an appropriate degree of integrity of location, setting, design, materials, workmanship and association, given its age.

Does not meet any of the above City of Aspen criteria

43. Assessment of historic physical integrity related to significance: **This property was developed in 1949 with the log home that remains there today. Since that time, few alterations have been made to its exterior. The only one of any substance involved enclosure of the rear porch, which took place in 1955. That change was sensitively done and is now considered a historic alteration to the building. Consequently, the residence exhibits a high level of architectural integrity and continues to convey a preponderance of its appearance from the middle years of the twentieth century.**

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Although the three small cabins behind the house were moved onto the site in 1955, this took place well over fifty years ago. They were repurposed there for the next fifteen years as tack, feed and office space associated with a recreational horse stable. Although they suffer from deterioration, the buildings have recently been stabilized with little impact to their historic appearance. Today they retain a good degree of integrity dating from their period of use in the mid-twentieth century. Consequently, they may be considered contributing to the overall NRHP and local eligibility of the property despite the fact that they were moved there from another location.

The corral that once stood in the southern area of the site is mostly gone. However, a few remnants of fencing remain visible today. In addition, repurposed railroad ties are still seen along the property's southern edge. These are likely to have come from the adjacent rail bed. The northern area of the site retains its mature landscaping along with the historic cooking area that was assembled from repurposed antique stoves. Aside from the presence of some large condominium buildings to the west across the river, which are partially shielded from view by the mature trees lining the riverbanks, the site's setting retains its sheltered feeling that dates back for many decades.

### VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Eligible**
45. Is there National Register district potential? **No**

Discuss: **This property does not appear to be associated with a concentration of historically and architecturally significant resources that are contiguous or close to one another and might allow for the creation of a National Register, State Register, or local landmark district.**

If there is National Register district potential, is this building contributing? **N/A**

46. If the building is in an existing National Register district, is it contributing? **N/A**

### VIII. Recording Information

47. Photograph numbers: **1101 E. Cooper Ave., #1778-1873**
- Negatives filed at: **Tatanka Historical Associates, Inc.  
P.O. Box 1909, Fort Collins, CO 80522**
48. Report title: **Intensive-Level Survey of Five City-Owned Historic Properties in Aspen, Colorado**

Resource Number: **5PT903**

Address: **1101 E. Cooper Ave., Aspen, CO**

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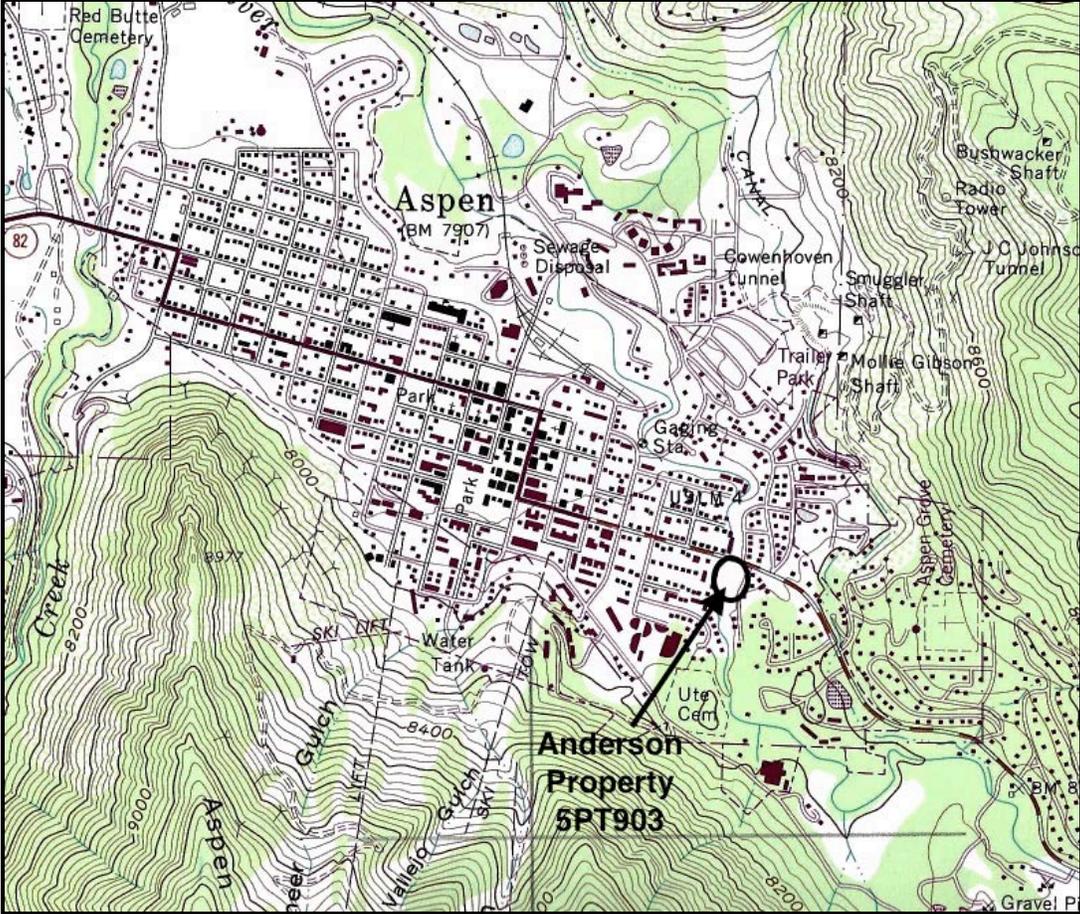
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49. Date(s): **14 February 2016**
50. Recorder(s): **Ron Sladek, President**
51. Organization: **Tatanka Historical Associates, Inc.**
52. Address: **P.O. Box 1909, Fort Collins, CO 80522**
53. Phone number(s): **970/221-1095**

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## Site Location Map



USGS Aspen 7.5' Topographic Quadrangle Map  
1960 (revised 1987)

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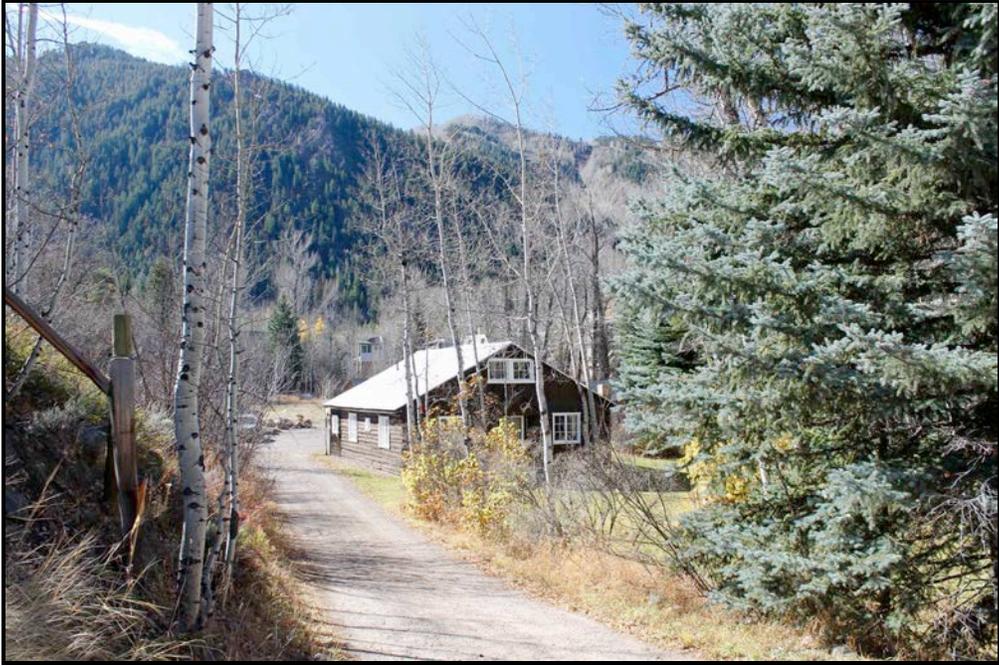
## Aerial Map



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## Current Photographs



**General View of the Property from Cooper Avenue  
View to the South-Southwest**



**General View of the Property from the Southeast  
View to the Northwest**

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### Current Photographs



**East (side) and North (front) Walls of the Log Residence  
View to the Southwest**



**West (side) and South (rear) Walls of the Log Residence  
View to the Northeast**

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### Current Photographs



**South (rear) and East (side) Walls of the Log Residence  
View to the Northwest**

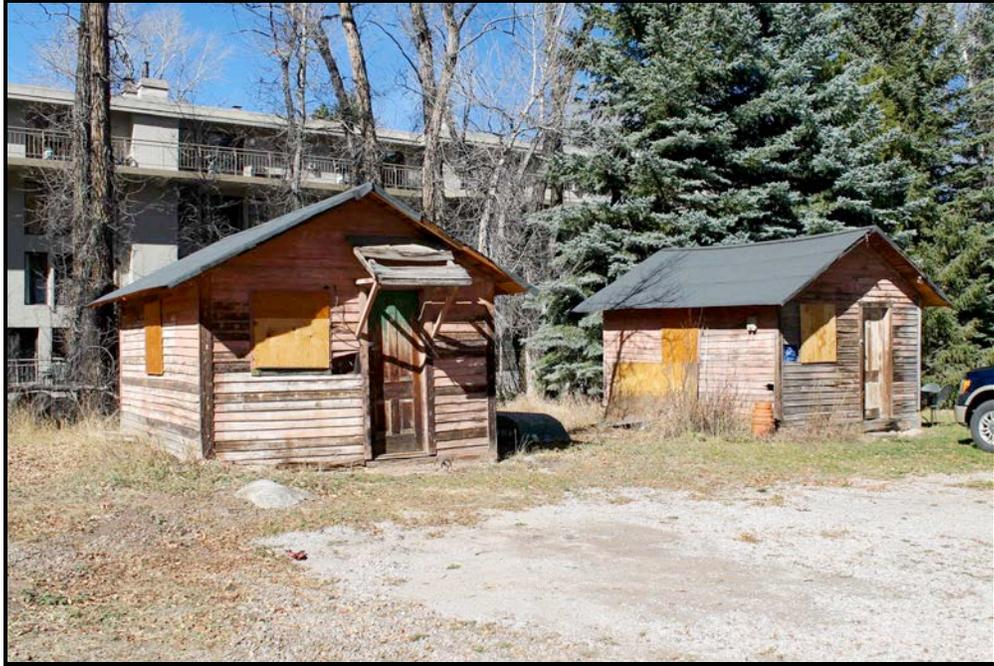


**View of the Cook Stoves in the Front Yard  
View to the West**

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### Current Photographs



**North (right) and Center (left) Cabins Behind the Log Residence  
View to the Northwest**



**South Cabin Near the Site's Southwest Corner  
View to the Southwest**