

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form
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1. **Resource Number:** 5PT1008

2. **Temp. Resource Number:**

3. Attachments
 (check as many as apply)

- Photographs
 Site sketch map
 U.S.G.S. map photocopy
 Other _____
 Other _____

4. Official determination
 (OAHP USE ONLY)

- Determined Eligible
 Determined Not Eligible
 Need Data
 Nominated
 Listed
 Contributing to N.R. District
 Not Contributing to N.R. Dist

5. **Resource Name:** The Cortina Lodge

6. **Purpose of this current site visit (check as many as apply)**

- Site is within a current project area
 Resurvey
 Update of previous site form(s)
 Surface collection
 Testing to determine eligibility
 Excavation
 Other _____

Describe:

- CDOT Project STA 082A-080 SH 82 Entrance to Aspen Reevaluation Report for CDOT Region 3, 2006
- Reevaluation study prior to the final phase and design build for the new entrance to Aspen project

7. **Previous Recordings:**

- City of Aspen Inventory of Historic Sites and Structures, by Suzannah Reid, Reid Architects, 2000

8. **Changes or Additions to Previous Descriptions:** Please see section 13.

9. **Changes in Condition:** None

10. **Changes to Location or Size Information:** None

11. **Changes in Ownership:** Hotel Jerome Associates, LP, 330 E Main St, Aspen, CO 81611

12. **Other Changes, Additions, or Observations:** Currently the City of Aspen is adding ADA accessible corner ramps to intersections in this area.

13. **National Register Eligibility Assessment:**

Eligible Not eligible Need data

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Explain: Although the Reid 2000 survey found the Cortina Lodge to be not eligible under NRHP Criterion C nor contributing to the Main Street Historic District, they did recommend it under Criterion C as a local landmark for architecture representative of the “Mid 1900s Early Skiing Development” in Aspen.

Since that initial 2000 report, Reid Architecture developed a historic context for 20th-Century Architecture Context for Rustic Style Building in Aspen. Therefore, CDOT finds that the lodge is eligible under NRHP Criteria C and A. Despite pre-1985 alterations to enhance the building to mimic the later Chalet movement in Aspen, the Cortina Lodge does retain form, scale, and a variety of characteristic details to convey representative architectural design as a Mid-20th Century, Rustic-style motor lodge. It is eligible for Criterion A for its association to the Mid-20th-Century Rustic Style Building movement related to the 1950s Early Skiing Development in Aspen. In particular, motor lodges that were built to serve the growing skiing tourism industry in mid-20th-Century Aspen.

In Aspen, Colorado, rustic-style cabins and buildings used as lodges and residences began to be built in the 1930s during the infancy of Aspen’s tourism industry. After WWII, with the birth of a popular new athletic activity—skiing—Aspen focused on developing and strengthening its burgeoning ski industry. At the same time, America was turning inward after the war and romancing the ideals of the West. Its rugged lifestyle or the ideal of the Old West was popular in television shows (The Lone Ranger and Davy Crockett) and western movies. Rustic-style buildings increased dramatically between the 1940s and early 1950s in and around the City of Aspen.

Aspen’s rustic-style buildings embodied the Old West and it marketed itself as the “ideal destination for the new American tourist.” Auto tourism after WWII increased as a burgeoning middle class, prosperous and with an increased leisure time, sought the open road in their new automobiles for adventure. Small cabins in motor court configuration allowed guests to drive right up to the individual units. Although the Cortina Lodge is not a series of cabins; but two long, rectangular log structures, it was configured to allow auto access for parking in front of units. The Cortina Lodge is one of the last remaining auto-court-style lodges in Aspen.

Rustic-style architecture in Aspen during this time featured log buildings with local materials readily available and painted a dark brown in color. Many of the structures had stone foundations, as does the Cortina Lodge. The Cortina Lodge’s architectural style also lends itself to an early Chalet-style movement that coincided with the rustic movement. The second floor of the two-story lodge has been stuccoed and is painted white. A balustrade runs along the primary exterior wall of the building and features a cut-out pattern reminiscent of Swiss Chalets. Nevertheless, the massing, form, and natural materials of this building’s rustic style is still evident.

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OAHP1405
Rev. 9/98

This building is presently located within the Main St HD, which was determined officially eligible in 2006. The Aspen Historic Officer, Amy Guthrie, is in the process of submitting this resource as a Local Landmark to the Aspen Historical Board. Reid Architects submitted an architectural inventory form in 2000 for this building; therefore, at this time, CDOT is submitting a re-evaluation form.

14. **Management Recommendations:** Because the resource is in the Main Street HD, CDOT recommends that the SH 82 Entrance to Aspen project follow mitigation measures as outlined in the ROD during improvements in the historic district. The improvements will be within the right-of-way, which will not impact the resource. However, when and if the LRT is constructed, SHPO and the Aspen Historic Preservation Commission should review the design drawings for the LRT overhead lines and medians in its vicinity. This is outlined in the ROD as part of the mitigation.
15. **Photograph Types and Numbers:** Digital photograph attached.
16. **Artifact and Field Documentation Storage Location:** Bunyak Research Associates
17. **Report Title:** CDOT Project STA 082A-080 SH 82 Entrance to Aspen Reevaluation Report for CDOT Region 3, 2006
18. **Recorder(s):** Dawn Bunyak, Historian
19. **Date(s):** March 25, 2007
20. **Recorder Affiliation:** Bunyak Research Associates 10628 W Roxbury Ave, Littleton, CO 80127

Colorado Historical Society, Office of Archaeology & Historic Preservation
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5PT1008 Cortina Lodge, Shot N, July 12, 2006.

