

July 2, 2018

Technical Memorandum

Parker & Stroh LLC. Twin Houses Property Evaluation of Eligibility

Douglas County, Colorado

Prepared for

Aspen 11, LLC
975 Lincoln St. Suite 204
Denver, CO 80203

And

Douglas County Planning Services

On behalf of Parker & Stroh LLC, Aspen 11, LLC. contracted ERO Resources Corporation (ERO) to document and evaluate the eligibility of the Twin Houses Property for listing as a local landmark or on the Colorado State or National Registers of Historic Places (SRHP/NRHP). In association with an application to re-plat and redevelop the property at 6940 Stroh Road, Douglas County Planning Services and Historic Preservation Board requested that the buildings on the property are documented and evaluated pursuant to Section 3 of the Douglas County Comprehensive Master Plan. In compliance with the county's request that the property is documented on an Office of Archaeology and Historic Preservation (OAHP) architectural inventory form (OAHP form 1403), ERO conducted a field inventory of all buildings, structures, landscape features, and artifact concentrations on the property, and documented the results of the inventory on an OAHP form 1403, attached.

ERO conducted a field inventory of the property on June 25, 2018. Fieldwork consisted of ERO's cultural resource manager Abigail Sanocki conducting photographic documentation of buildings, structures, and landscape features and walking systematic transects spaced 15 meters apart across the entire legal parcel boundary. Abigail meets Secretary of Interior professional qualification standards to conduct work in the fields of archaeology, history, and architectural history.

The inventory resulted in the documentation of nine buildings and seven historical landscape features, see attached OAHP 1403 form with photographs and location maps. Of these, only two buildings are associated with the property's period of significance, defined as its period

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of operation as a commercial resort and hotel and approximate end of residency in the Twin Houses, 1890 to ca. 1940. ERO observed three moderately dense and heavily disturbed historical artifact concentrations on the property, but did not identify any areas with the potential to contain intact archaeological deposits that could yield additional information important to the history of the property. Within the artifact concentrations, glass vessel fragments were manufactured prior to 1915; however, the historical artifacts are heavily fragmented and dispersed as a result of grazing on the property since after 1920.

The property is associated with significant events and trends in local, state, and national history and embodies unique aspects of engineering and late 19th and early 20th century architectural trends. However, ERO recommends it as not eligible for local designation or listing on the SRHP or NRHP because it lacks physical integrity to convey its significance. Buildings constructed during the property's period of significance have been removed, collapsed, or are in dilapidated condition, therefore, ERO recommends that preservation of extant buildings or features within the property is not feasible. Although additional research is likely to provide more information about the history of the property onsite interpretation of the place without any tangible features to convey the property's association is unlikely to provide the public with meaningful information about past events on the property. Additional information about the history of the property may be available from the Parker Area Historical Society, Douglas County Historical Society or Museum, local archives, or the Denver Public Library.

Please feel free to contact the ERO cultural resource manager Abigail Sanocki at 303-830-1188 or asanocki@eroresources.com with any questions about the field inventory or potential archival research sources. ERO also has high-resolution digital and RAW format files of all buildings and features, and will share the digital files with any interested parties upon request.

Sincerely,

A handwritten signature in black ink, appearing to read 'A Sanocki', enclosed in a thin black rectangular border.

Abigail Sanocki

ERO Resources
Historical Archaeologist