

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

historic name Glassier Farmstead

other names/site number 5EA.3988

2. Location

street & number 0543 Hooks Spur Lane

city or town Basalt

state Colorado county Eagle zip code 81621

x

not for publication

vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property does does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title

Patrick A. Erchma Deputy
State Historic Preservation Officer

Date

7/12/2023

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

<u>Contributing</u>	<u>Noncontributing</u>	
9	1	buildings
		sites
		structures
		objects
9	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

n/a

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

- Agriculture/Subsistence
- Domestic/Single Dwelling
- _____
- _____
- _____
- _____
- _____

- Agriculture/Subsistence
- Vacant
- _____
- _____
- _____
- _____
- _____

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

- Late Victorian
- Other; Pioneer Log
- _____
- _____
- _____

- foundation: Stone; Sandstone
- walls: Brick
- Log
- roof: Asphalt, Metal
- other: Wood
- _____

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The 1891 Glassier Farmstead is located in the central Roaring Fork valley in Eagle County, Colorado. The farm is in a narrow flat area bounded by the Roaring Fork River on the northeast and the undulating slopes of Mt. Sopris on the southwest. Other farms and ranches as well as some residential development occupy the lands northwest and southeast of the farm. The farm is bisected by Hooks Spur Lane that runs adjacent to the historic Denver & Rio Grande Railroad grade, now used as a hiking and biking trail. The farm buildings sit on approximately 14.3 acres on the northeast side of the road, with the remainder of the farm lands to the southwest. There are no other existing farm buildings on the farm lands to the southwest. The 14.3 acre parcel is completely separated from the rest of the larger parcel by the road, railroad grade, and an irrigation ditch that runs along the north side of Hooks Spur Lane. This physical boundary was chosen to define the southwest boundary for this designation. The other boundaries are the historic property lines that enclose the building cluster.

The farm building cluster consists of an early 20th century single family brick house and several contributing farm buildings including a brick shed, two one room log buildings, a large log and frame barn and an outhouse. The one room log buildings and the log barn likely predate the house and may date to the early development of the farm after 1891. The Glassier family owned and operated the farm into the 2000s, with little alteration to the original farm building group.

Narrative Description

The Glassier Farmstead is located in the central Roaring Fork valley in Eagle County. The Roaring Fork River's headwaters are located in the basin of the 12,095 foot high Independence Pass, along the west slope of the Continental Divide and its terminus is at its confluence with the Colorado River at Glenwood Springs approximately 6,000 feet above sea level. The area is characterized by the steep slopes of the adjacent mountains with narrow swaths of flat land running along the course of the river. The White River National Forest surrounds the valley on all sides.

The farm sits at 6,432 feet above sea level, near Basalt, Colorado. The Denver & Rio Grande Railroad (DR&G) grade parallels the west side of the Roaring Fork from Glenwood Springs to Aspen and bisects the farmland, with a historic siding at Leon, just north of the farm. The farm sits in the SE ¼ of the SW ¼ of the SW ¼ of section 3 and NW ¼ of NE ¼ of Section 10, Township 8 South, Range 87 W. The farmstead sits between the DR&G railroad right of way (and now Hooks Spur Lane) and the Roaring Fork River with a majority of the remaining acreage on the southwest side of the right of way.

The farmstead buildings occupy a flat site accessed from Hook's Spur Road. The unpaved driveway runs off Hook's Spur at a 90° angle into the center of the building group. The building group area has dense tree areas to the north and west, which protects from the prevailing western winds. The trees are a mix of mature cottonwoods and other deciduous trees. The site also has remnants of the fruit tree orchard that was an essential component of many local farms. An irrigation ditch formerly associated with the property runs parallel to Hook's Spur Road, with a head gate that allows the lawn area and orchard to be flood irrigated. The ditch continues to the meadows adjacent to the Log Barn.

Upon accessing the property via the main driveway, the Glassier House sits to the northwest of the driveway and the Log Barn is to the southeast. The small brick Chicken Coop and wood sided Loafing Shed are located to the immediate northwest of the driveway, and in a stand of trees further from the driveway behind both buildings is a small wood Privy. The drive turns to the northwest where the log Bunk House and Blacksmith's Shop are located to the north and the Loafing Shed and one-story Low Barn are located to the left. A large noncontributing Metal Barn terminates the driveway on the north side of the building group.

The log buildings sit amongst a dense row of mature cotton wood trees marking the edge of the slope down to the Roaring Fork to the northeast. Moving east, these give way to wetlands and meadows adjacent to the Pole Barn to the north and Log Barn further south. The Log Barn is surrounded by meadows making it highly visible to the public right of way. The buildings are clustered in a small area, making all the farm support buildings easily accessible from the Glassier House.

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

Contributing Buildings

Glassier House (ca. 1904):

30' x 57'

Photos 1 – 11 (exterior) and 44 & 45 (interior)

The house sits closest to Hook's Spur Road with all the farm support buildings located further into the lot. The principal façade faces southwest and is separated from the road by a manicured lawn area that allows for a view from the house across the road to the bulk of the farmlands. The house was likely constructed around 1904, based on building style and on the date of Fredrick's marriage to Adele Clavel.

The Glassier farmstead house is a one and one half story painted brick house with a cross gabled roof. The brick portion of the house has a rubble sandstone foundation with a maximum of two courses exposed at the base of the masonry wall. The brick is running bond up to the full height of the walls. Two volumes have been added to the core brick house. A one-story wood frame addition is attached to the northwest of the house and sits on concrete sonotube supports. A one-story concrete masonry unit (CMU) addition to the northeast side of the house has a CMU foundation. The main roofs, the porch and bay have asphalt shingles. The one story CMU volume has a metal panel roof. Two masonry chimneys sit near the ridgelines of the main gables. A metal flue is located on the east end of the side wing, penetrating the roof overhang.

The building plan is T-shaped with a front gable running northeast to southwest, and a lower side wing extending to the southeast. A shallow hipped roof bay centers on the front gable on the main level, with a decorative cornice and scroll brackets under the eave. A single vertically proportioned vinyl double hung window with a vertical muntin is set in the face of the bay, with two narrow vinyl double-hung window on the 45° sides. A pair of vertically proportioned wood double hung windows, one over one, are set just above the bay roof on the upper level. Each narrow window has its own segmental arch with a central wood mullion. Immediately southwest of the front gable, a shallow hipped roof porch sits in the ell and extends about half the length of the side wing. Two entry doors, with aluminum storms, are located under the porch, one on the side wing and one on the side of the front gable (now infilled with a blank panel). Both doors sit in wood frames set in segmentally arched masonry openings with transoms above the door. A single turned post at the outer corner and two pilasters against each wall supports the porch roof. The porch has a decorative cornice with elaborate wood brackets. A single horizontal vinyl fixed window is located on the remainder of the side wing wall to the southwest of the porch. The main front gable has a deep trim board running along the eave at the wall plane with a series of small brackets supporting the overhang. Both eave ends have a large drop finial at the outer edge of the overhang. A one story wood frame shed roofed volume sits northwest of the front gable, set back slightly from the face of the masonry wall. This volume has a single horizontally proportioned wood double casement window centered on the plywood sided wall. The asphalt roof extends off the northwest wall of the front gable and has a moderate pitch with a small overhang.

The southeast side is the gable end of the side wing, with a large vinyl horizontally proportioned slider window near centered on the main level and a single vertically proportioned wood double hung with a single vertical muntin in each sash in a segmentally arched opening on the upper level. This gable end, which faces the driveway, has the same decorative features and the main front gable. A one story hipped roof volume, CMU extends off the northeast side of the brick house with no fenestration on its southeast side. Short lengths of the front gable volume are visible to either side of the side wing gable.

The northeast side retains the same front gable and side wing configuration as the southwest. Two vertically proportioned wood double hung windows with a single vertical muntin in each sash are equally spaced on both levels of the front gable volume. The one story CMU volume runs the length of the side wing, with a wood door (with aluminum storm door) located to the northwest and a square opening centered to the southeast. This opening is partially infilled with wood siding and has two small, fixed wood windows in the upper half. A gable dormer is located at the center of the side wing wall above the CMU addition, with a narrow vertically proportioned two-over-two double-hung window in its center. The wood shed roof addition extends to the northwest, with a single small window inset off center. The decorative brackets and finial are not included on this side.

The northwest side has the one story wood frame /wood sided volume on the lower level and the slope of the front gable roof on the upper level. A single horizontally proportioned wood casement style window is located on the first level.

The interior of the house has a simple floor plan reflecting the volumes of the exterior. The main level has a front room and back room in the main front gable volume, separated by a stairway that accesses the upper level. The side gable is a single room. The wood frame addition has a single bedroom, bathroom, and closet. This room is accessed through a historic window opening in the front parlor, which has been altered to allow for a door. The other historic window is covered, but remains visible from the inside. The remains of a fireplace are located on the northeast wall of the front gable volume on the main level. The CMU addition on the southeast has a bathroom, laundry, and mechanical space as well as a small entry vestibule. The upper level plan reflects the main level, with a bedroom on each side of the front gable volume, a central hall, and a bedroom in the side gable volume. The rooms are

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

finished with paneling or wallpapers of various vintages. An oil heater is located in the front room and electrical baseboard is located in the addition volumes.

The brick Glassier House has two additions that were added during the period of significance in the 1950s to improve the functionality of the house. The rear one-story addition is CMU construction and houses a bathroom, laundry, and mechanical equipment. The addition covers an original double hung window opening, converted to a doorway into the new bathroom. It also covers the original rear entry door, which is accessed through a new entry vestibule. The second addition is the one story wood frame addition on the northwest; this addition contains a bedroom, bathroom and closet. An original northwest facing double hung window opening was enlarged to create a doorway and a second double hung window was enclosed with wall finish from the addition side.

Concurrent with these additions, two other vertically proportioned double hung windows were removed. These openings were altered to allow for a picture window on the southwest, adjacent to the entry porch and a horizontally proportioned slider window on the southeast façade, both on the main level of the house (the slider probably replaced an older fixed window). The original segmental arches remain in the brick wall, indicating the size and location of the original window openings. Finally, based on historic photos the original central porch post was removed, around or after 1950s, and the original porch floor was replaced with concrete.

Log Barn (1890s):

32' x 50'

Photos 12 - 15

Across the driveway to the southeast sits the large log and wood frame barn. The barn has a gable roof with a shed roof extending to the southwest off the slope of the gable. The main ridge runs northwest to southeast with the principal façade facing the building group on the northwest. The round log structural elements run up to the level of the shared gable and shed roof plate height around the perimeter of the building. The logs run the length of the main façade and are generally consistent in diameter. The corners are half lapped and do not extend beyond the wall plane. There are some remnants of both wood and cementitious chinking. The remainder of the wall is wood frame with vertical wood plank siding. The principal façade has two door openings: one to the northeast of the ridge line and one to the southwest under the shed roof section in the log wall. Both openings have wood frames, but no glazing or other closure at this time. A large double leafed hayloft door sits under the front gable in the wood frame area of the wall. The door is built of the same vertical wood plank as the surrounding wall. A single central door opening is located under the eave on the southwest wall, with an additional shuttered opening further along the log wall to the right. The rear of the barn has a single door opening to the right, which accesses a fenced animal pen. The northeast wall has a single central wide door opening. The interior of the barn is divided into a main section under the gable and a secondary section under the shed roof. The main section is defined by a low log wall, which is located approximately along the line of the gable roof eave, had it extended the full width of the interior. A loft is located above this main section. The side section is roughly divided into two areas. One smaller section closer to the front and a long section at back. The floor is dirt throughout, and the metal roofing is supported by log rafters with widely spaced planks. The building may predate the brick house and date from the 1891 settlement of the farm.

Pole Barn/Hay Storage (1940-50s):

18' x 50'

Photo 16

This two sided shelter is located to the north east of the Log Barn, across a gravel drive. The barn has a low pitched shed roof supported by five log posts on the ridge side, facing the Log Barn. This side is open as is the northeast side. The southwest side and the back have vertical metal panels, matching the roof material, enclosing the volume. Materials and construction suggest it dates from the period of active farm operations, with many repairs and reconstruction over time.

Brick Shed/Chicken Coop (ca. 1904):

18.5' x 13'

Photos 18 - 21

Just adjacent to the Low Barn is a small front gable brick building that may have served as a chicken coop or other animal shelter. The ridge of the low pitched gable runs northwest to southeast with the front façade facing southeast along the driveway. The shed has a red sandstone foundation and two wythe brick walls that run to the height of the eave. The gable ends are wood framed and sided with vertical wood planks. A single door sits in the center of the main façade, a single wood framed opening is located near the center of the wall on the southwest side, a similar opening is located on the northeast side. Both of these openings have no existing infill, but they both have arched wood tops that sit near the top two courses of brick. The rear of the building has no openings. The interior of the shed has parging on the brick walls with exposed wood rafters, wood skip sheathing and wood shingle roofing covered with metal in some areas. This building likely dates to ca. 1904, the date of the house construction based on materials and construction.

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

Low Barn/Garage (1950s):

24' x 32.5'

Photos 22 - 25

Just behind the farmhouse, a one story wood frame barn/garage sits in the center of the building group, probably constructed in the 1950s. This barn has a low pitched gable roof whose ridge runs northeast to southwest. The barn roof is metal panels on widely spaced wood planks. The walls have similar widely space studs with wood planks supporting the same metal panels of the wall planes. A single wood door is centered on the southwest façade. The southeast has metal panel wall covering at either end, with a central area of wood panel wall with wood doors and a single window, behind shutters. The northeast and northwest walls are metal panel with no openings. The wood paneling and doors infill were added to the previously open area after 2015. This building likely dates from the 1950s.

Privy (1890s):

5' x 5'

Photos 26 & 27

A wood frame privy sits between the large Metal Barn and the Brick House. The small square plan building is comprised of vertical wood planks with battens. The privy has a steep gable roof, running northwest to southeast and the only opening is a door centered on the gable facing southeast. The privy has a dirt floor and the remnant of a wood seat is still located inside. The privy sits in the trees to the north of the Brick House and is in a deteriorated state.

Log Building #1 aka the Blacksmiths Shop (1892):

18' x 12.5'

Photos 33 -37

To the northwest of the Bunk House is another similarly sized log building. This building is a front gable building situated on the edge of the bank that runs down to the river. The ridgeline runs northwest to southeast, and the principal façade faces southeast. The walls are made of mostly round logs, with some flat surfaces. The logs vary in size with large diameters on the bottom and smaller near the top. The logs run to the eave height with wood framing infilling the gable ends. The corners are square-notched with some areas of wood chinking. The principal façade faces southeast and has a large wood door centered on the façade. The door is made of wood planks similar to the gable end siding. There are no other openings. The building has a corrugated metal roof. The small rectangular space is open to the gable and the floor is dirt. There is a makeshift brick forge in the northwest corner. This building may be associated with the early settlement of the farm in 1891.

Log Building #2 aka Bunk House (1892):

14' x 22'

Photos 29 - 32

Opposite the Low Barn, at the back of the site sits a one-story log building reportedly used as a bunkhouse. The rectangular plan building has a front gable roof that faces into the building group. The building ridge runs northeast to southwest, and the principal façade faces southwest. The walls are large square cut logs with square-notched corners. Wood and cementitious chinking infill the narrow gaps. The log walls extend to the eave height and wood framing infills the gable ends. The façade has a large opening cut into the logs with a doorframe on the left side and rectangular frame opening with wood panels below occupying the center of the wall. There are no other openings on the building. The gable ends have vertical wood siding. The remains of a wood frame cupola sit on the ridgeline near the center of its length. It is open on all four sides and has a gable roof that aligns with the main roof. The interior of the building has some remnants of mud and straw chinking along with the wood strips. A wood plank ceiling separates the single main space from the attic; there is no apparent connection to the attic. The floor of the main room is a concrete slab, and the roof is rusted corrugated metal. This building may predate the construction of the main house and be associated with the early settlement of the farm in 1891.

Loafing Shed (1940s):

8' x 14'

Photo 38

A wood frame shed sits behind the Brick Shed to the northeast. This is a shed roofed structure made of wood framing and horizontal wood plank siding. The roof is corrugated metal. The shed does not have a foundation and is a movable structure used as needed in the fields. This is a common building type in this area, the construction date is unknown but it has materials that are consistent with other wood frame construction from the period of farming operations on the site.

Non-Contributing Buildings:

Metal Barn:

42' x 64'

Photos 27 & 28

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

On the northern edge of the building group is a large metal barn with a light steel frame and metal roofing and wall cladding, aka a Butler Building. The barn is a front gable with the ridgeline running northwest to southeast. The principal façade faces southeast. A large opening is centered on that façade and a narrow opening accesses the fields to the northwest, both have metal overhead doors closing the envelope. There are no other openings in the building. The building is a shell with no interior partitions and a dirt/gravel floor. This building dates from the 1980s.

Additions and Alterations:

Glassier House:

Two additions were added to the house, likely in the 40s/50s. The CMU addition on the north east added a space for mechanical equipment, a back entry hall, and laundry/bathroom. This bathroom may have been the first indoor bathroom facility for the house. The privy likely continued in use up to that time. The wood frame addition on the north east provided a downstairs bedroom and another bathroom on the main level. Two historic window openings were altered, probably during the same period of the additions to accommodate a kitchen on the southeast side of the house. The openings were enclosed with brick and large horizontally proportioned openings were created, one on the southwest and one on the southeast. The remnants of the segmental arches and the outline of the historic openings can still be seen in the brick wall construction. A steel flue was added to the southeast wall. It exits the wall about 5' above grade and extends above the roof line. Date of the alteration is unknown, but likely associated with the window alterations. The wood frame addition required the closure of one historic window (Photo 44) and conversion of another historic window to a doorway from the living space. Other alterations include the addition of storm doors on both front entry doors, and the subsequent infill of the southeast facing door with insulation. Windows in the southwest facing bay were replaced with vinyl double hung units to match the original in size and muntin pattern. This work was probably completed in the 1990s. A partial new asphalt roof was installed on the house in the 2000s, and several patches have been added since that time. The house had been previously re roofed with asphalt shingles that likely replaced original cedar shingles, which was the most common roofing material for houses in the early 20th century.

Contributing Low Barn:

The low barn has been resided with sheet metal roofing panels, which match the roof material. The once open bays of the southeast façade have been infilled with a variety of wood panels and salvaged doors. Date of the infill is 2000s, date of the metal roof and siding is unknown, but late 20th century based on the material type and condition.

Contributing Log Barn:

The log barn has a corrugated metal roof that is in good condition, indicating that materials have been replaced at some point. Based on the historic photos, metal was the original roofing material. Some wood support posts have been added to the interior to stabilize the roof structure. This work was carried out over time.

Other Contributing Buildings:

Log #1 and Log #2 have concrete floors that were poured within perimeter of the log walls. Log #2 has some likely alteration to the façade, dates and original configuration is unknown. No changes are apparent in the Brick Shed, the Loafing Shed or the Pole Barn

Note: The corrugated metal silos seen in some of the older pictures were removed before 2017.

Integrity

The Glassier Farmstead retains a high level of integrity in all aspects.

The Glassier House and its associated buildings are in their original *locations*, with the exception of the contributing Loafing Shed which is a movable structure created to provide shelter as needed around the farm. While residential development has replaced many farming operations in this area, a combination of large lots, conservation easements and some continued farming/ranching has preserved the character of the area's *setting* much as it was during the periods of significance. The farmstead compound retains most of the buildings that were essential to the functioning of the farm in their original locations, organized around the farmyard. Some corrals and fencing have been removed based on historic photos.

The *design* of the Glassier House retains its original cross gable massing, entry porch, bay window, vertically proportioned double hung windows, decorative wood detailing and two front door configuration. While the additions and other alterations do have an impact on the integrity of the design, they do not fundamentally change the historic character of the building and are generally reversible. A back porch may have been lost, but no photos have been found to verify this. The decorative woodwork on the exterior is generally intact, with only a missing porch post on the front porch. The Log Barn, Log #1 and Log #2 retain their form and massing with no significant alterations. Log #2 has some early alterations on the south façade, though the date of this alteration is unknown, it may be related to the change in use during the early development of the farm. Log #2 also has suffered some deterioration of the cupola, where original design elements may have been lost. The Low Barn has been substantially altered in character with the

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

enclosure of the southeast wall, though this is also easily reversable. The history of alterations to the Pole Barn is unknown, but this example retains its character.

The brick Glassier House has been painted, which may conceal inappropriate repairs, but for the most part the brick walls and stone foundation remain throughout and most of the original wood windows remain in relatively good condition. A few modern window units have been added which does detract from the materials aspect of integrity, but overall, the site retains integrity of *materials*. The Log Barn, Log #1 and Log #2 retain their log construction in full. There has been some deterioration to the logs at the base of the wall and loss of chinking materials, but enough chinking material remains to determine its composition. The areas of wood framing and siding on the gable ends and the roof eave details are generally unaltered. Log #1 and Log #2 have concrete floors that were poured inside the perimeter of the log walls. The logs still rest on the ground. The materials of the Low Barn's internal structure are consistent with an earlier construction date; however, the exterior roofing and siding completely alter the impression of this building. No photographic evidence shows the original roofing or siding materials.

Overall, the farmstead buildings continue to display the level of *workmanship* appropriate to the various building types. The original materials of the Brick Shed and the Privy remain, however are suffering from significant deterioration. It should be noted that the Privy continued in use until the construction of the addition on the main house. This could indicate that materials were replaced over time, though apparently in kind. The level of detail and methods of construction are appropriate to the original workmanship of the working farm. The Glassier House continues to convey the high level of workmanship and detail that conveys the significant investment that the brick house represented to the family. The Log Barn, Log #1 and Log #2 retain their log exterior wall construction giving clues to their age based on construction techniques.

The farmstead still sits in its original agricultural context and the building group continues to convey the *feeling*, character and functionality of a 20th century family farm. Remnants of the orchard, the large cottonwoods along the northwest and the mixture of building types are all characteristic of early Roaring Fork Valley family farm/ranch settlement. The farmstead continues to be *associated* with the immigration of Aostan families to the Roaring Fork Valley and holds an important place in the valley as many other similar family farms have been lost to modern development. The work of two generations of the Glassier family is still recognizable through the buildings remaining on this site.

Overall, the buildings as individuals and the buildings as a group retain a high level of integrity. Most areas where the integrity has been compromised are reversable without significant damage to the historic fabric. There is an expectation that a working farm/ranch will be changed and altered over time, in this case the buildings were generally unaltered and new components were added, allowing the character of the early farm/ranch to be retained and visible today.

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property 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 lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Agriculture

Ethnic Heritage – Italian

Architecture – Pioneer Log

Architecture – Italianate

Period of Significance

1891-1973

1892-1910

1892

1904

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Glassier Family

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

The Glassier Farmstead is significant at the local level under Criterion A: Agriculture, as an example of a relatively intact high-country farm in the Roaring Fork region. The cluster of farm buildings exemplifies two generations of farming in the valley and demonstrates the diversity of crops and livestock a family farm needed to grow for subsistence. The period of significance for Agriculture begins in 1891 with the settlement of the farm by the Glassier brothers and extends to 1973, the period that the farm continued in operation by the original family up to the 50-year mark.

The farmstead is also significant at the local level under Criterion A: Ethnic Heritage – Italian for its association with the chain migration from the Aostan Valley of Italy to the Roaring Fork Valley in Colorado in the late 1800s and early 1900s. The period of significance for Ethnic Heritage is 1890 to 1910, in line with census statistics that indicate the peak period of immigration in the Roaring Fork Valley. The peak migration period lasted from 1890 at 2,029 foreign-born residents to 1910 with 1,243 foreign born residents. These figures represent 22.7% and 27.2% of the total population of Pitkin County respectively.¹ Though these statistics refer to Pitkin County, a similar migration pattern can be inferred throughout the Roaring Fork Valley as similar settlement patterns apply to the whole of the valley during this period.

The Farmstead is also locally significant under Criterion C: Architecture as an example of both the Pioneer Log style and vernacular Italianate style. This period of significance for the Pioneer Log style is 1892 for the log Bunk House, Blacksmith's Shop and the Log Barn based on the date of settlement and the construction methods. The period of significance for the brick Italianate farmhouse is 1904, based on the estimated date of construction for the house.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A -Agriculture

Period of Significance: 1891 to 1973

Level: Local

The farmstead is significant for its representation of the establishment and evolution of farming activities in the Roaring Fork Valley. Farming and ranching in the valley began almost as soon as the indigenous Ute people were forcibly removed off their lands. The booming mining industry created the market for farm goods and the infrastructure for farm operations. Though the mining economy crashed by 1893, the infrastructure left behind provided an important link for farm goods to the outside world which was particularly important for the development of potatoes as the principal crop from the 1900s into the 1930s. Family farms were both self-sustaining and interdependent. They were an important stabilizing element for the valley's economy.

Fredrick H. Glassier (1871-1947) and his brothers homesteaded the property in 1891. The family established a farm/ranch operation on 245 acres at the base of Mt. Sopris, where they could both farm the flat areas of the valley, run cattle on the adjacent Forest Service lands in the summer, and feed the cattle and themselves from the farm throughout the winter. This was a typical family farm/ranch pattern throughout the valley.² Fredrick married in 1904 and had six children with his wife Adele. His sons Fredrick L. (aka Fred) (1908-1990) and Peter (1913-1993) continued to work the farm/ranch through the 20th century. At its peak, the farm/ranch encompassed 530 acres. Fred married Frieda Vasten (aka Freda) (1916-2009) in 1934. Frieda was the daughter of another Aostan family with a farm nearby. Peter married Sarah Vasten, sister of Frieda in 1938. The 1940 Federal Census has both families living on the property and by 1950, Peter and Sarah had moved to an adjacent property.

The buildings still extant demonstrate the evolution of the farm, both as a farming operation and the success of the family's venture. The buildings exemplify the many functions that were critical for success. The large log barn could accommodate the plow horses year round; the cattle when they were brought down for the winter; and the crops harvested in the fall. Log buildings #1 and #2, which may have been the original homestead, became a bunk house and a blacksmith as needs advanced. The Brick Shed was likely a shelter for chickens and other small stock. The brick construction may indicate that animals could be kept inside through the winter. The Low Barn was likely built to accommodate the first tractor in the 1940s. The Glassier house represents a substantial investment in the family's future. Its design, construction and decorative elements represent pride of place and sufficient financial success in the early years of the farmstead.

¹ Gilbert, Anne M.; Rural People with Connections: Farm and Ranch Families in the Roaring Fork Valley, Colorado; Williams College, 1987

² Ibid.

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

After Fred died in 1990, Frieda continued to live in the house. She kept some cattle on the farm into the 21st century. Frieda died in 2009 and the family sold 282 acres from this farm and an adjacent parcel to Pitkin County. The lands have been placed into a conservation easement and some agricultural activities continue in the form of agricultural lease areas.

Criterion A – Ethnic Heritage-Italian

Period of Significance: 1891 to 1910

Level: Local

The farmstead is significant as an example of the farms established by Franco-Provencal-speaking immigrants from the Aostan Valley of Italy. The earliest Italian immigrants came to the valley in the 1880s attracted by the mining boom, but as the boom went bust, the surrounding farmlands became a stronger draw. That draw was particularly strong on residents of Valle d’Aosta or the Aostan Valley, located in the northwest of Italy at the border of France and Switzerland. In the nineteenth century, the Valle d’Aosta was a tight knit region of family farms whose traditions stemmed from all three bordering countries, and as such, Aostans had little use for national borders or the establishment of the Kingdom of Italy in 1861. In the late 1880s, property taxes were high and there was little opportunity for land ownership or economic advancement. The Roaring Fork Valley was a prime location with a similar climate and terrain to that of Valle d’Aosta. There was also considerable land yet to be settled, encouraging migration into the area.

Fredrick Clavel (1852-1932) brought his wife Philomen (b. 1855) and two children Mary (b. 1879) and Frank (b.1881) to the Roaring Fork Valley around 1882. They settled on land above present day Woody Creek and are considered the first Aostans to settle the valley. By the early part of the 20th century, at least 50 families had arrived in the valley, from Glenwood Springs to Aspen, based on their direct connections with the Clavels and other early immigrants from this part of northern Italy. Virtually all started as farmers and ranchers. Fredrick H. Glassier and his brothers, Alec (b.1877) Panteleon (b. 1881), and Pierre (b.1885) arrived in 1891 to take advantage of the available high country farmlands. Two of their sisters, Rosalie and Sylvia, arrived around 1905.

The success of the Aostan community in the valley is due in part to the close interconnections between the families. This community spoke the same unique Romance language dialect, Valdottian, and shared a common history, building a strong social fabric amongst them. Inter-marriage was common as demonstrated by Fredrick H.’s marriage to fellow Aostan Adele Clavel, and his sons Fred and Peter, who married Aostan sisters from the Vasten family. They worked cooperatively often joining together forces to buy lands, cattle, and farm implements. Their farm production often included cheeses, wines, and sausages that were traditional in the Aostan region. The Glassier farm and family were central in the Aostan community in Roaring Fork Valley, and their farm is an excellent example of how this immigrant group adapted to the American landscape.

Criterion C – Architecture

Period of Significance: Pioneer Log - 1892

Late Victorian/Italianate style - 1904

Level: Local

The farmstead is locally significant for its architecture. There are two distinct building types represented: the Pioneer Log farmstead buildings and the Late Victorian/Italianate brick farmhouse. The period of significance of the Log buildings is 1892, based on the settlement date of the property and the construction type. The period of significance of the farmhouse is 1904, based on the marriage date of Fredrick Glassier and Adele Clavel and the building’s architectural style and materials.

Pioneer Log:

The two small log buildings and the large log barn are characteristic of log construction on early homesteads in the Roaring Fork Valley. When settlers arrived in 1891, it was important to create shelter as quickly and inexpensively as possible. The upper valley mines had access to saw mills, but the mid valley settlers built with unhewn or partially hewn logs as demonstrated by the Log buildings. Log Building #1 is small rectangular front gable building with semi-hewn logs and simple, square-cut lapped corners. It has a central front door, and a minimum of window openings. The gable ends are infilled with milled wood framing and simple board siding. The large Log Barn has a similar log construction but is much larger. Log Building #2 is a small rectangular front gable with more hewn log construction but still the simple square cut lapped corners. This building also has a small cupola, the specific purpose of which is unknown. All three have various remnants of wood, mud, and cementitious chinking. These buildings all share a typical construction method; where the log wall construction stops at the roof eave line and the gable ends are infilled with wood framing and siding, to simplify the log work. Log buildings required fewer tools, fewer nails and could go up quickly with limited (but probably familiar) building skills. As skills improved, log construction also became more refined. These three buildings are characteristic of the 1890s and of the Pioneer Log style.

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

Italianate:

As the Glassier family grew and became successful, a more substantial residence was needed. Fredrick and Adele married in 1904, which may have precipitated the construction. During this period, several farm/ranches in the area built brick houses. There may be several reasons for the material choice. Bricks were being manufactured in nearby Basalt and therefore readily available; brick was most likely a status symbol; and they held up better in the harsh climate. At least three other brick houses survive within 2 miles of this site. The Mather House at Emma (1898), the Emma Farms House (1889) and the Happy Day Ranch House (1889) are all two story brick examples of the Queen Anne Style. Emma Farms and Happy Day are both associated with families from Valle d'Aosta.

The Glassier house shares some similarities to the neighboring houses such as the two story cross gable form, steep roof pitches, vertically proportioned double hung windows in segmentally arched openings, porches with decorative posts and brackets that are characteristic of several Late Victorian styles in the Colorado mountains. The Glassier house is unique among the nearby brick houses for its Italianate influence, characterized by the cornice and decorative brackets along the front and side gable ends, the deep drop finials at the eaves and the detailing of the bay window and porch roof with additional scroll brackets and extended porch post capitals. Another unique design element is the double arched windows above the bay in the front gable. The gabled roof plan is less traditionally considered an Italianate style element, but is often seen in other rural, high-snow load contexts in Colorado such as the Hinsdale County Courthouse (5HN.68.27, contributing to Lake City Historic District NRIS.78000859) or the Park County Courthouse (5PA.25, NRIS.79000618).

An important detail of this house is the two front door configuration. Both doors are located under the front porch, sitting in the ell created by the front gable and side wing. This is a common form in the Aspen area, where one door accesses the main family sections of the house and the other enters into a formal parlor for receiving guests. The other examples cited above do not share this configuration; however, many of the Late Victorian cottages located in Aspen have this design element. It is reflective of a social convention that separated the functional parts of the house from the social rooms, which were kept clean and reserved for visitors. It may be indicative of social aspirations on the part of the family or just practicality since there was little time in the day for cleaning.

Developmental history/additional historic context information (if appropriate)

Chain Migration from the Valle d'Aosta to the Roaring Fork Valley:

Before 1879, the Roaring Fork Valley was occupied by the indigenous Ute people. As the mineral wealth of the area became apparent, state government treaties forcibly removed the indigenous peoples off their lands. The valley was opened to re-settlement, first by miners in search of wealth and shortly after by entrepreneurs who saw opportunity in the booming economy. In 1885, train service arrived which vastly improved transport in and out of the valley both for people and goods. Prior to the railroad, access was over treacherous high mountain passes by foot or wagon and weather permitting.

Silver and gold ores were plentiful in the mountain areas east of the Continental Divide bringing Americans and immigrants from Sweden, Ireland, Canada, and England to the region. Immigrants from these countries brought familiarity with mining as well as technical skills as mining played a central role in their home economies. Many arrived first in Leadville but when the Roaring Fork Valley was opened, many escaped Leadville's overcrowding and made their way to what would become Aspen. As the mining boom went bust in the 1890s, the demographics of immigrants to the Roaring Fork began to change. More immigrants began arriving from agrarian communities, including people from the Valle d'Aosta region of Italy, nestled in the northern Alps on the French and Swiss borders. Many Aostans did not consider themselves Italian, as Italy had been undergoing unification struggles for half a century by the 1880s and had only been considered a Kingdom since 1861. The Aostans spoke their own Valdotian dialect, which had more in common with French than Italian and the extreme level of taxation in Italy left most living in poverty. The Roaring Fork Valley offered available, fertile mountainous land, nearby towns like Aspen and Glenwood Springs that provided a market for fresh farm goods, and the railroads extended the farmer's reach to larger markets.

Frederick (Fred) Clavel was reportedly the first Aostan to arrive around 1884. He settled in Woody Creek (in Pitkin County) just outside of Aspen. He arrived with his wife and two children and began to buy property. Critically, Clavel sent for other Aostans to come and work his farm. His family became a link for young Aostans making their way west, often living at the Clavel homestead before starting up their own farms throughout the valley. The community became tight knit since many spoke little English. Between 1885 and 1890, the population of nearby Pitkin County had doubled from 4,500 to almost 9,000. 64 percent were male, and 23 percent were foreign born.³ In 1900, there were 170 farms in Pitkin County. Over 20 family names (although some sources say as many as 50) from the Valle d'Aosta can be found in the farm and ranch records of the valley.⁴

³ Gilbert, Anne M.; *Rural People with Connections: Farm and Ranch Families in the Roaring Fork Valley, Colorado*; Williams College, 1987

⁴ Vagneur, Tony. "Celebrating the Italians of the Roaring Fork Valley." *Aspen Times*, 19 Aug. 2022.

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

In 1891, Fredrick H. Glassier and four siblings arrived in the Roaring Fork valley from Val d'Aosta, seeking their own opportunity. Frederick was 20 years old and his brothers Alec (half-brother), Pantaleon (sometimes Patrick or Pat), and Pierre (aka Peter), ages 14, 10, and 6 respectively accompanied him. Sisters Rosalie (1874-1954) and Sylvia (1885-1938) arrived around 1905. Only their parents, Pierre and Euphrosine Glassier, apparently remained behind in their birthplace of Valpalline Province, Aosta Italy. Valpalline is located north of the town of Aosta in the northwest corner of Italy on the southern slopes of the Alps. Aosta lies just 5 miles from the border with Switzerland and 23 miles from the border with France. Due to the proximity of Switzerland and France many from this region are francophonic and were sometimes listed under French or Swiss citizenship upon arrival in the US.

The topography of this region of Italy has many similarities to the topography of the Roaring Fork valley, where high mountain peaks descend to green valleys with fertile soils. Valpalline sits at an elevation of 3,162 feet on the lower slopes of the Grand Combin a 14,154-foot peak along the Swiss border. The Glassier farmstead sits at an elevation of 6,661 feet on the northern foot of Mt Sopris, a 12,965-foot peak. Mt Sopris sits at the edge of a line of 14,000-foot peaks that define the upper Roaring Fork valley. Fredrick Glassier chose a parcel of land at the base of Mt. Sopris just along the banks of the Roaring Fork River for his farm, shortly after arriving in 1891 and began working the land with his siblings. The two small log buildings that sit at the edge of the property may have been the original homestead on the property.

Fredrick H. Glassier married Adele Clavel (1883-1925) the daughter of Fred Clavel, in 1904. Adele was the first child of Fred and Philomen Clavel born in the Roaring Fork valley. In 1907, Fredrick and Adele received a formal patent on their 273-acre farm. In the following years six children were born to the couple. The 1900 and 1910 Census records do not provide much information, but the 1920 census shows all of Fredrick's brothers in addition to their wives and children living at the site, totaling five adults and four children. Interestingly, Fredrick and his family do not appear as residents of the farmstead in the 1920 census, indicating a possible communal use of several different farmsteads. In the 1930 Federal Census, Fredrick with his children and Peter with his family, totaling four adults and six children, are living on the site. No lodgers are indicated.

Building Glassier Farm:

Like many farms in the region, the family raised beef cattle, as well as crops such as wheat, alfalfa, potatoes, sugar beets and hay. They also kept horses, pigs, and dairy cows and maintained a kitchen garden and fruit trees on the property. During the summer, cattle could be set out to graze on Forest Service lands adjacent to the Glassier Farmstead. This allowed the family to focus on farming activities: growing feed and commercial crops. Over time, the farm area grew from the original 273 acres to 530 acres at its peak. The size of the land holdings allowed the Glassiers to rotate crops and take advantage of different planting schedules.⁵ The farm buildings on the Glassier property are indicative of the multifaceted farming and ranching efforts undertaken by the family.

The topography and soils of the Roaring Fork Valley provided a good starting point for cultivation, but fields needed to be cleared of rocks and vegetation, and then irrigated. The dry climate of these higher elevations requires irrigation to successfully grow crops and the predominant form of irrigation in the valley was flood irrigation. Flood irrigation relies on gravity and control gates to distribute water to farmlands. A main ditch, supplied by a local creek, would supply each farm owner's smaller gate controlled ditches that run along and into the fields. These smaller ditches are then periodically overflowed to saturate the entire field. A network of small ditches throughout the irrigated area is required to irrigate large acreage under cultivation.

Fred Glassier tried, unsuccessfully to create his own ditch from Snowmass Creek across the slope of Mt Sopris, a 3.4 mile effort, to bring water to his fields. His labor was not successful, ultimately, he joined the Home Supply Ditch company to supply his fields. Ditch companies are comprised of all individuals who own water rights that are supplied by the ditch. The Home Supply Ditch diverts water from Snowmass Creek and runs across the National Forest as well as several individual farmer's properties, including the Glassier farm. This irrigation system requires the ditch to follow the contours of the mountain slope at a constant slope to create a constant flow of water to each farm. This results in the ditch often crossing private property to provide all the owners with water. Over time, as properties are subdivided, ditch shares may also be subdivided, creating a complex ownership structure of the ditch company.⁶

Alongside clearing fields and irrigating, farmers needed to build shelter and needed to do so quickly. Winters in the valley could be extreme, early shelters were small, mostly windowless, and built of readily available materials. Log was chosen as the primary early building material due to its availability on the site. A log building was structurally sound, somewhat insulated and could be created

⁵ Gilbert, Anne M.; Rural People with Connections: Farm and Ranch Families in the Roaring Fork Valley, Colorado; Williams College, 1987

⁶ Colorado law allows any shareholder in a ditch company, where the ditch crosses a nominated property, to object to a National Register Designation. That objection automatically prevents listing. It has become standard practice in Colorado to avoid including significant ditches inside the designation boundary.

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

with basic construction skills and log buildings did not require special tools or a lot of accessory items such as nails, that had to be purchased. Gaps in logs could be filled with mud and straw as well as smaller wood strips. Early homesteads were often located near the river to allow for easy access, particularly in winter.

Log Building #1, aka the Blacksmith's Shop, may have been the first building on the site based on its construction style. It was most likely used as a home for the brothers until the main house was built. The log construction is a simple lapped corner, square cut, with little shaping of the logs on the length of the wall. The site of this cabin was likely chosen to allow easy access to the river below. A concrete floor was added at some point later, within the bounds of the log walls and the remains of a brick forge, and some associated tools sit near the rear of the building. A forge would have been required for shoeing horses and for fabrication and repair of farm equipment. The evolution of uses overtime is an indication of the growth of the farm and the need for a considerable level of self-sufficiency.

The other two log buildings, the large Log Barn and Log Building #2 aka the Bunkhouse, were likely built around 1892. Log building #2 is similar in size to Log #1 and also has square lapped corners, but the logs are hewn along their length, which would have required more time to construct. Log Building #2, aka the Bunk House, seems to have had a variety of uses. Remnants of a wood cupola are located midway along the ridge line of the front gable, implying some special but unknown early use. It was reportedly used as a bunk house for workers over the years of farm operations. This building sits on the edge of the bank of the Roaring Fork River. The large Log barn demonstrates similar building skills to Log #2 and was divided on the main level into sections of stalls on the southwest side, with direct access to the fenced yards alongside the barn. A large hay loft is located in the taller northeast section of the barn for crop storage, the barn seems to have had numerous animal and storage uses. The barn is indicative of the variety of needs required by this type of farming. Horses were required to plow, herd cattle, and for transportation. Cattle were brought down from the open range in winter and needed shelter and feed. Pigs and chickens were a source of food and farm products that could be traded and sold locally.

All three log buildings are typical of the type of log construction found in the mid-valley in the early years of settlement. The upper valley mines had access to saw mills, but the mid valley settlers built with unhewn, Log #1, or partially hewn logs as demonstrated by Log #2 and the large Log Barn. The large Log Barn has a similar log construction to the two Log Buildings, with logs running to the height of the roof eave line and milled wood framing infilling the gable ends. The roof framing is a mixture of log purlins and milled planks on which the roof material is applied. This system allowed a building to go up quickly, with a minimum of materials that needed to be purchased. These buildings required fewer tools, fewer nails, and could go up quickly with limited (but probably familiar) building skills. As skills improved, log construction also became more refined.

The brick Glassier Farmhouse and Brick Shed/Chicken Coop were likely built around 1904, when Frederick married Adele Clavel and would have needed a more substantial house for his new bride and growing family. Brick kilns were located in Basalt, about 3 miles away, which may be the reason so many substantial brick houses from this period were built, and remain. Several of these were built by neighboring Aostan families in a variety architectural styles. The house's Italianate styling is unlike these neighbors both in decorative detail and in the two front door configuration. The Brick Shed is likewise not a common form. Chicken coops and other accessory buildings are more typically log or wood frame construction in this area. The materials may have been left over from the house construction, or there may have been another idea in mind. Either way, the use of a fine material on a very practical building makes it an unusual specimen for this area.

The remaining contributing farm buildings were added as needed throughout the 20th century. For example, the construction of the Low Barn may have been completed when the family's first tractor was purchased in the 1940s. It is clear from the materials and arrangement of the farmstead buildings how the family's occupation of the site evolved over time. From the beginning, buildings and functions were added, but each thing that came before continued to be useful in some way. This is an expression of practicality as well as the slow forward motion of farming and ranching in the valley.

Potatoes in the Roaring Fork Valley:

Potatoes became an important crop for the valley in the early 1900s. Initially brought to the valley by Irish immigrants, the potato thrived in the area's red soils. In 1908, State agriculture representatives arrived by train. The "Potato Special" was organized to promote the planting of potatoes using the latest equipment and techniques. Eugene Grubb, a Carbondale area farmer said in 1912, "The Roaring Fork and Crystal River valley section of Colorado is as nearly perfect in soil condition as can be found, and the potatoes grown there are not excelled anywhere in the world and are equaled in but a few places."⁷ Eugene Grubb eventually became a leader in the agriculture of potatoes, writing the definitive book on the subject published in 1915.

⁷ Meredith, Larry. "Potatoes Once Rivalled Valuable Ores In The Crystal Valley." <https://historyredstone.org/vintage-valley/carbondale-potato-days-history/>

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

The Glassier farm was well suited to potatoes and the Glassiers were early adopters. The fields had good irrigation from the Home Supply Ditch, which brought water from the high peaks and the farm was adjacent to the Denver & Rio Grande Railroad (DR&G), a remnant of the mining era. The railroad ran between the southwest side of the farmstead and the northeast side of the fields. A siding was located at Leon, just a few hundred yards down the line from the house. The railroad was an essential component of the potato's success since the heavy crop could be loaded onto rail cars for export out of the valley to larger markets. The DR&G needed new income sources once mining declined and encouraged the shipment of agricultural products to Denver and beyond.

Potatoes were difficult work and demanded many hands at harvest time. Migrant Hispanic laborers came to work, school classes were suspended for the harvest, and town children were hired out to assist.⁸ The Glassier family potatoes also became a very important crop as WWI increased the demand for exports. By the 1920s, 400 tons of potatoes were exported each year from the valley. By the 1930s, rail service declined and labor costs increased resulting in the decline of the potato as a cash crop in the valley but the Glassier farm continued to grow potatoes into the 1960s. According to Joyce Glassier, daughter of Fred L., the "Red McClure" variety thrived in the red soil of the farm. The crop was still getting a premium price into the 1950s.⁹ The remains of the potato cellar, an important feature of potato farming, is located in the field opposite the farmstead. It is not included in the boundary, due to the ditch location.

Adele Glassier died in 1925, leaving Fredrick to raise his still young children, though his brother Alec and his brother Peter and his family were also living at the farmstead. Fred L. married Freda Vasten (aka Frieda) (1916-2009) in 1934. Frieda was the daughter of another Aostan family with a farm nearby. Peter married Sarah Vasten, sister of Frieda in 1938. The 1940 Federal Census has both families living on the property. Fredrick H. died in 1947 and by 1950 Peter and Sarah had moved to an adjacent property, part of the original Fredrick H. Glassier holdings. Sometime in the 1940s or 1950s, two additions were added to the house, apparently adding the first indoor bathrooms to the building.

His sons Fredrick L. (aka Fred) (1908-1990) and Peter (1913-1993) continued to their respective farm/ranch properties through the 20th century. Alongside potatoes the second generation of the family continued to run cattle and plant hay alfalfa and wheat, maintain dairy cows, pigs and chickens. A vegetable garden and the fruit trees rounded out the family larders.¹⁰ Fred L. died in 1990 and Freda remained on the farm and continued to tend the gardens and raise some cattle until her death in 2009.

At its peak, the farm/ranch encompassed 530 acres. The dates of expansion and contraction are not known. While the Glassiers continued to farm into the late 20th century, increased development pressures caused some other farm families in the area to sell their lands for real estate development. After Freda's death, the children were no longer interested in continuing that life, and sold the two parcels, totaling 282 acres to Pitkin County Open Space & Trails and Eagle County. The acreage has been placed in a conservation easement, preserving the agricultural character of the sites into the future. Fortunately, several farm and ranch families have placed nearby agricultural lands into conservation easements, which together with this property, have extended the life of agriculture in this part of the valley. The Glassier farm continues to be used for agricultural purposes, with four different lease areas, serving local farmers and ranchers with land available for cultivation and grazing.

9. Major Bibliographical References

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6/16/1917, pg 2. *District Court in Eagle County*

5/4/1918, pg 1. *Military Concert Packs the Odeon*

⁸ Glassier Open Space Management Plan, 2020. pg 8

⁹ *ibid*

¹⁰ *ibid*

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

The Aspen Daily Times: 7/4/1905, pg 2. *Woody Notes*
8/9/1905, pg 1. *Woody Notes*
11/29/1905, pg 2. *Woody Notes*
5/12/1906, pg 1. *Advertised Letters*
Avalanche Echo: 12/29/1904, pg 1. *Wednesday's Locals & Local Briefs*
3/23/1905, pg 7. *The Sugar Beet Acreage*

Eagle Valley Enterprise: 9/17/1926, pg 4. *Public Trustee Sale*

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<https://historyredstone.org/vintage-valley/carbondale-potato-days-history/>

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Vagneur, Tony. "Celebrating the Italians of the Roaring Fork Valley." *Aspen Times*, 19 Aug. 2022.

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Glassier Open Space Management Plan, 2020. Prepared by Pitkin County Open Space & Trails staff.

Online Resources

Ancestry.com, U. S. Federal Census 1790 to 1940, Colorado State Census 1885, Marriage, Divorce and Death Records, Family Trees

Find-A-Grave; <https://www.findagrave.com/memorial/57845278/pantaleon-glassier>

Geneanet, Glassier Family Tree. <https://gw.geneanet.org/>

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U.S. Department of the Interior, Bureau of Land Management, General Land Office Records for Fredrick Glassier. Accessed September 2022. <https://glorerecords.blm.gov/details/patent/default.aspx?accession=0632-183&docClass=MV&sid=shank5fv.a1a>

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): NA

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

10. Geographical Data

Acreage of Property 14.3 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude

Datum if other than WGS84: _____
(Insert additional points as needed.)

1	<u>39° 22' 48.441" N</u> Latitude	<u>107° 05' 33.046" W</u> Longitude	5	<u>39° 22' 48.473" N</u> Latitude	<u>107° 05' 21.576 W</u> Longitude
2	<u>39° 22' 49.478" N</u> Latitude	<u>107° 05' 27.621" W</u> Longitude	6	<u>39° 22' 48.368" N</u> Latitude	<u>107° 05' 30.099" W</u> Longitude
3	<u>39° 22' 50.154" N</u> Latitude	<u>107° 05' 29.861 W</u> Longitude	7	<u>39° 22' 39.761" N</u> Latitude	<u>107° 05' 24.257" W</u> Longitude
4	<u>39° 22' 50.374" N</u> Latitude	<u>107° 05' 30.099" W</u> Longitude		_____	_____

Verbal Boundary Description (Describe the boundaries of the property.)

A parcel of land situated in tract 47, Township 8 South, Range 87 West of the 6th Principal Meridian, being more particularly described as follows:
Beginning at angle point no. 7 of tract 44, Township 8 South, Range 87 West of the 6th Principal Meridian; thence s 26°49'35" E 1,472.92 feet to a point on the south line of said tract 47; thence N 87°33'00" E 100.70 feet to the true point of beginning (also being a point on the easterly right of way line of the Denver & Rio Grande Western Railroad) thence N 87°33'00" E 882.30 feet along said south line of tract 47 to a point on the centerline of the Roaring Fork River; thence along said centerline of the Roaring Fork River the following courses: N 82°41'20" W 394.76 feet; thence N 69°33'30" W 234.78 feet; thence N 40°23'15" W 60.39 feet; thence leaving said centerline of the Roaring Fork River on a course bearing S 46°54'20" W 316.09 feet to the true point of beginning.
With the exception of the Hook's Spur Lane Roadway and the irrigation ditch running parallel to the Denver & Rio Grande Western Railroad, on the north side, as defined by a line running from points 1 and 7 as described above, including approximately 14.3 acres.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected with the goal of defining a boundary that respects the historic property boundary and includes the extant farmstead buildings while avoiding irrigation ditches and rights-of-way that travel across the Glassier Parcel.

The Glassier Open Space property was placed in a conservation easement in 2014 for recreation and agricultural uses. (A plan of the full conservation area is attached.) When the easement was defined, the parcel was divided into two sections. An approximately 14.3 acre section, north of the Roaring Fork Railroad Holding Authority right of way (was Denver & Rio Grande Railroad), and Hook's Spur Lane right of way and an approximately 126.8 acre section to the south of the rights-of-way. An irrigation ditch and the rights-of-way fully bisect the two parcels creating a functional division of the larger parcel.

The north section includes the building group that was an active part of the Glassier Farm for the full duration of the period of significance. The northwest, north and east boundaries follow the original property lines as defined by the patent in 1907. The northern property line runs along the centerline of the Roaring Fork River, which is customary for this region. The southwest boundary line of the north parcel has been established by the two rights-of-way and the line of the irrigation ditch.

The north section includes the buildings that represent the life of the farm operations, as well as some areas of cultivated land and pasture. This area would have had a kitchen garden, the orchard (some trees still remain) a grazing area adjacent to the barn and was most likely also part of the overall crop rotation scheme practiced by the family.

The south section is the majority of cultivated land but includes several well established irrigation ditches, including the Home Supply Ditch that traverses the south parcel. Under Colorado Law anyone with an interest in an irrigation ditch company may object to the

Glassier Farmstead
Name of Property

Eagle County, Colorado
County and State

historic designation of the property that includes the ditch. Ditches are owned collectively by anyone with water rights served by the ditch. The Home Supply Ditch company is a large and complex company established early in the development of the region. In addition, numerous smaller supply ditches branch off the main ditch and run through the south parcel. The boundary was drawn to eliminate this network of ditches on the south part of the property. While this removes the land from the designation, this parcel is protected by a conservation easement that limits the uses to recreation and agriculture, preserving the historic character and use of the lands. The only remaining building on this parcel is the ruin of the potato cellar.

11. Form Prepared By

name/title Suzannah Reid, consultant / architect

organization Reid Architects, inc date June 25, 2022

street & number 412 North Mill St telephone 970 920 9225

city or town Aspen state CO zip code 81611

e-mail vkr@reidarchitects.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
 - **Additional items:** (Check with the SHPO or FPO for any additional items.)
-

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Photo Log:

Name of Property: Glassier Farmstead

City or Vicinity: Basalt Vicinity

County: Eagle

State: Colorado

Photographer: Suzannah Reid

Dates Photographed: June 2023, July 2022, November 2021, July 2017, September 2015

See individual photos for actual date taken. Older photos are used to show detail otherwise concealed by vegetation. Conditions are generally unchanged.

Photo 1 • Southwest (main) Facade, looking northeast. July 2022

Photo 2 • Southwest Facade, looking northeast. June 2017

Photo 3 • Southwest Facade, looking west. July 2022

Photo 4 • Southeast facade, looking northwest. July 2022

Photo 5 • Northeast Facade, partial, looking southwest. July 2022

Photo 6 • Northeast Facade, looking south. July 2022

Photo 7 • Northeast Facade, looking southwest. June 2017

Photo 8 • Northeast Facade, looking south. June 2017

Photo 9 • Southwest Facade, detail of bay window. June 2017

Photo 10 • Detail of southwest gable end brackets & drop finials. June 2017

Glassier Farmstead

Name of Property

Eagle County, Colorado

County and State

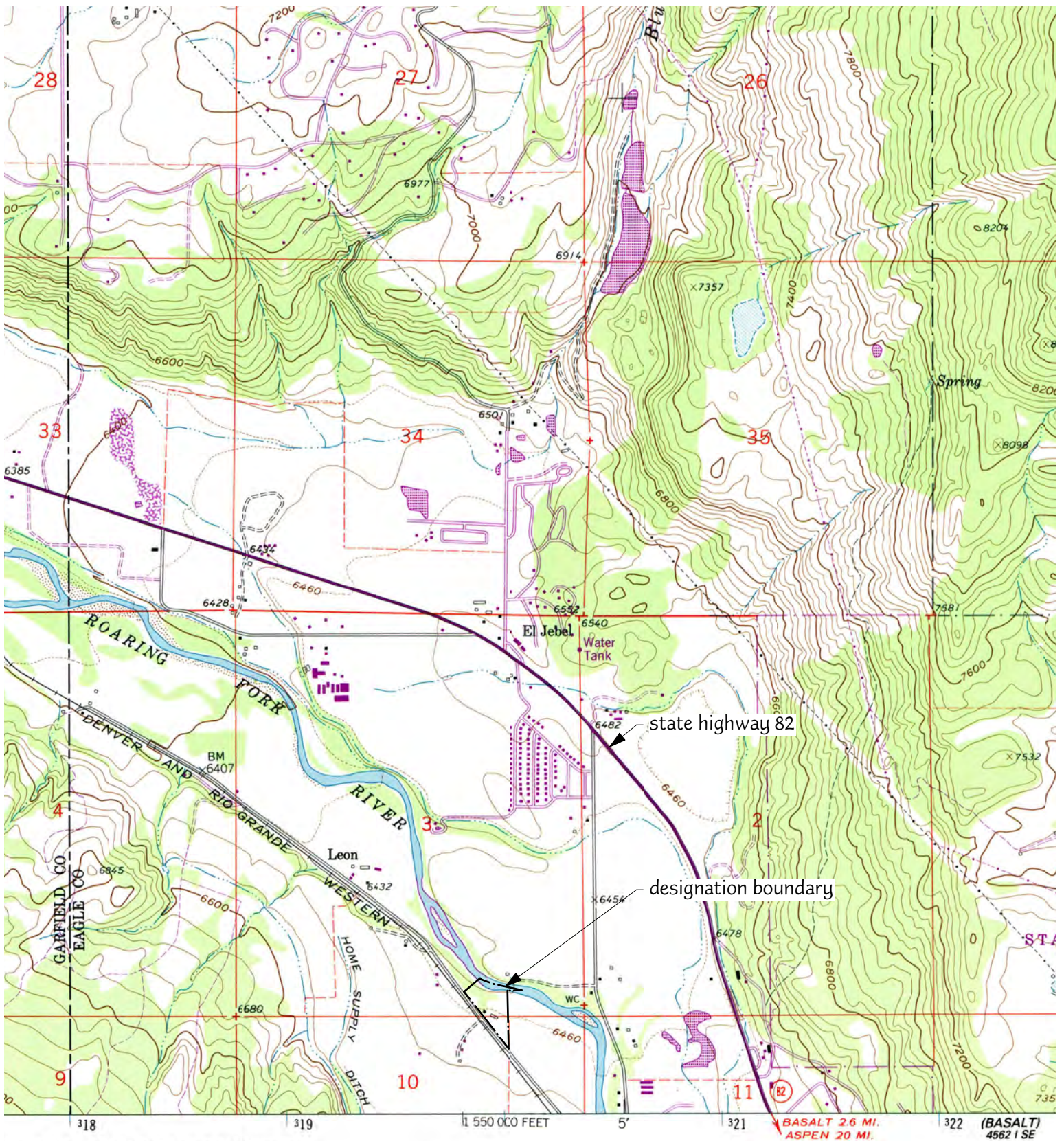
- Photo 11 • Detail at southwest porch post & bracket. June 2017
- Photo 12 • Log Barn northwest facade (main) looking southeast. July 2022
- Photo 13 • Log Barn, looking northeast. July 2022
- Photo 14 • Log Barn, looking northwest. July 2022
- Photo 15 • Log Barn, looking southwest. July 2022
- Photo 16 • Pole Barn looking northwest. July 2022
- Photo 17 • View into farm compound, looking northwest. July 2022
- Photo 18 • Brick shed, aka chicken coop. Looking northwest, July 2022
- Photo 19 • Brick shed southwest facade, looking northeast. July 2022
- Photo 20 • Brick shed northwest facade, looking northeast. July 2022
- Photo 21 • Interior of brick shed, looking northwest. July 2022
- Photo 22 • Low barn aka garage. Southeast facade, looking northwest. July 2022
- Photo 23 • Low barn, southwest facade. Looking northeast, July 2022
- Photo 24 • Low barn, northwest facade. Looking northeast, July 2022
- Photo 25 • Low barn, northeast facade. Looking southwest, July 2022
- Photo 26 • Privy, southeast facade. Looking northwest, July 2022
- Photo 27 • Metal Barn, southeast facade. Privy in the foreground. Looking northwest, July 2022
- Photo 28 • Metal Barn, southeast facade, looking northwest. July 2022
- Photo 29 • Log building #2, aka Bunkhouse. South facade, looking north. July 2022
- Photo 30 • Log building #2, looking north. November 2021
- Photo 31 • Log building #2, west facade. Looking east, November 2021
- Photo 32 • Log building #2, looking northeast. November 2021
- Photo 33 • Log building #1, aka blacksmith shop. East facade, looking west, November 2021
- Photo 34 • Log building #1 forge remnants can be seen inside. Looking west, September 2015
- Photo 35 • Log Building #1, looking northwest. June 2023
- Photo 36 • Log building #1, south elevation. Looking north, November 2021
- Photo 37 • Log building #1, west elevation. Looking east, November 2021
- Photo 38 • Loafing Shed. Looking west, June 2023
- Photo 39 • View of farmstead compound from the road. Looking northeast, July 2022
- Photo 40 • View of farmstead from the road, looking northeast. July 2022
- Photo 41 • Farmstead context, looking northwest. July 2022
- Photo 42 • Farmstead context, looking southeast. July 2022
- Photo 43 • Farmstead context, looking southwest. July 2022
- Photo 44 • Glassier House, main floor interior. Image shows original exterior window enclosed by frame addition. Looking northwest, June 2017 – (unchanged as of 2023)
- Photo 45 • Glassier House, typical bedroom. Looking southeast, June 2017 – (unchanged as of 2023)

Glassier Farmstead
Name of Property

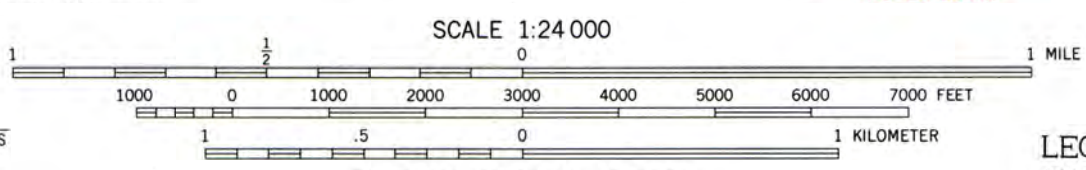
Eagle County, Colorado
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



GN
 MN
 1°19' 23 MILS
 12° 213 MILS
 UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

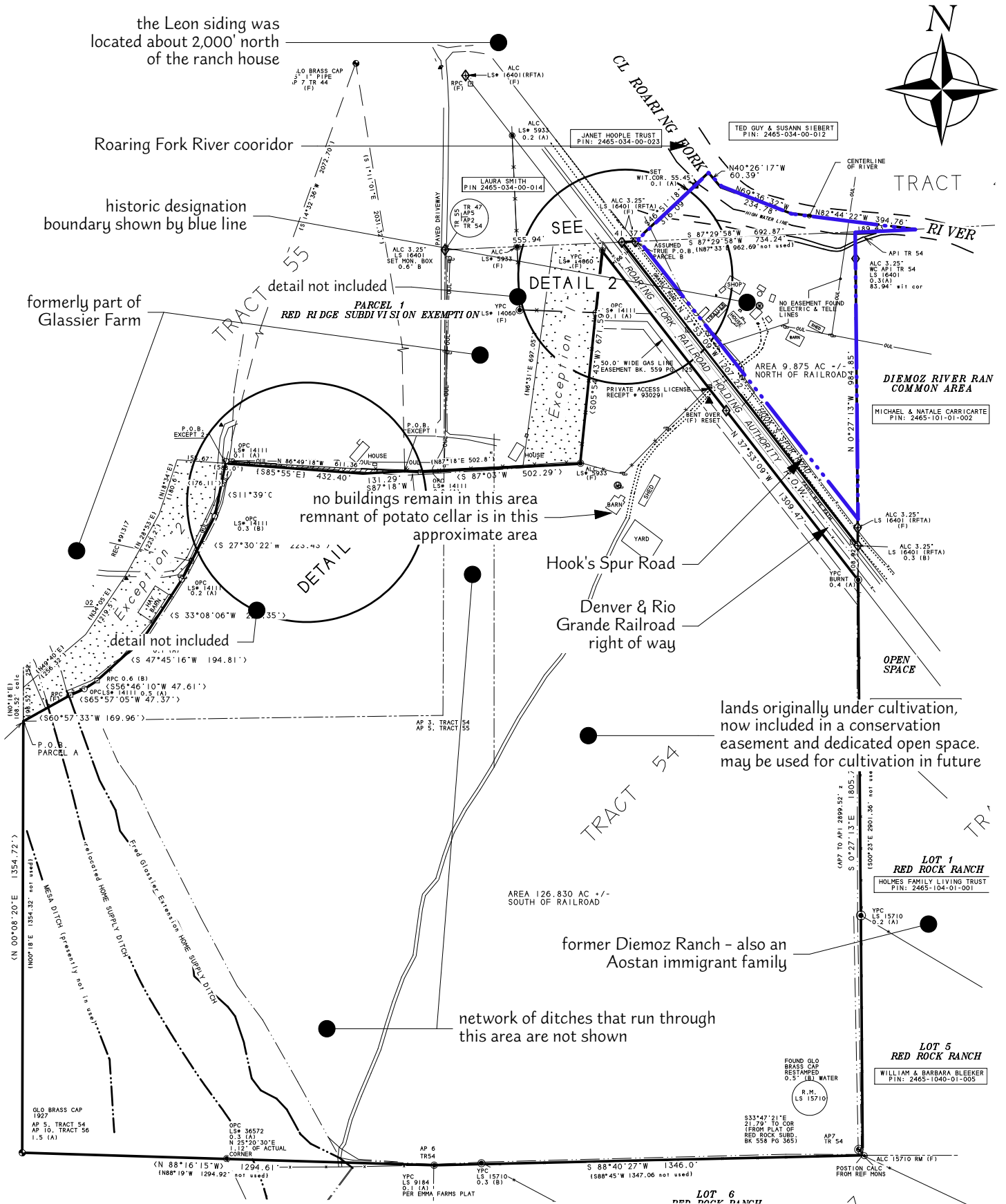


CONTOUR INTERVAL 40 FEET
 DOTTED LINES REPRESENT 20-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

LEON, COLO.
 39107-D1-TF-024

1961
 PHOTOREVISED 1987
 DMA 4562 I NE-SERIES V877

GLASSIER OPEN SPACE PLAN



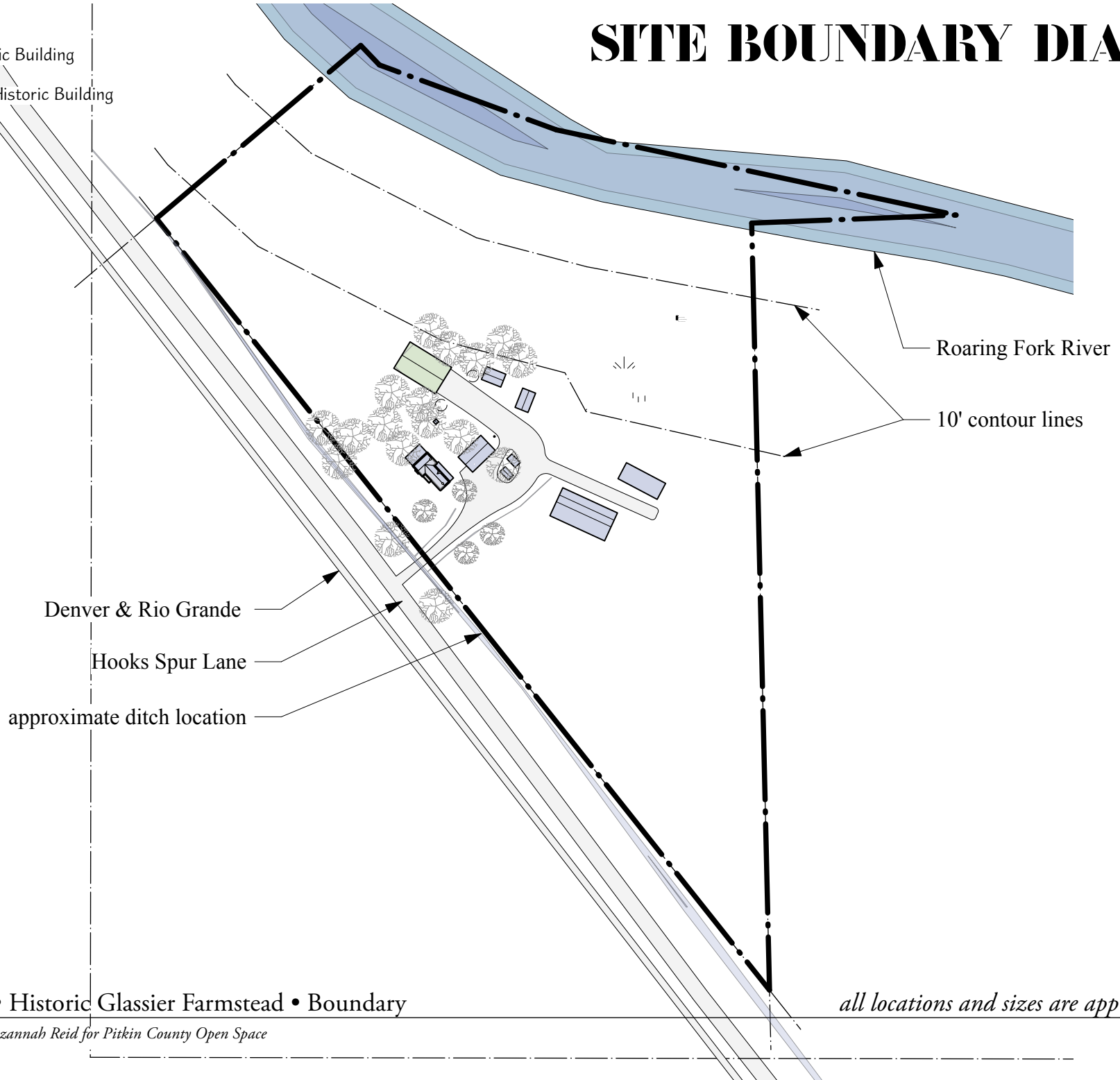
Map #1 • Historic Glassier Farmstead • Existing Extent of Farm

prepared by Suzannah Reid for Pitkin County Open Space

SITE BOUNDARY DIAGRAM



- Historic Building
- Non-Historic Building



Map #2 • Historic Glassier Farmstead • Boundary

prepared by Suzannah Reid for Pitkin County Open Space

all locations and sizes are approximate

9/21/2022

SKETCH PLAN

- Historic Building
- Non-Historic Building



Map #3 • Historic Glassier Farmstead • Sketch Plan

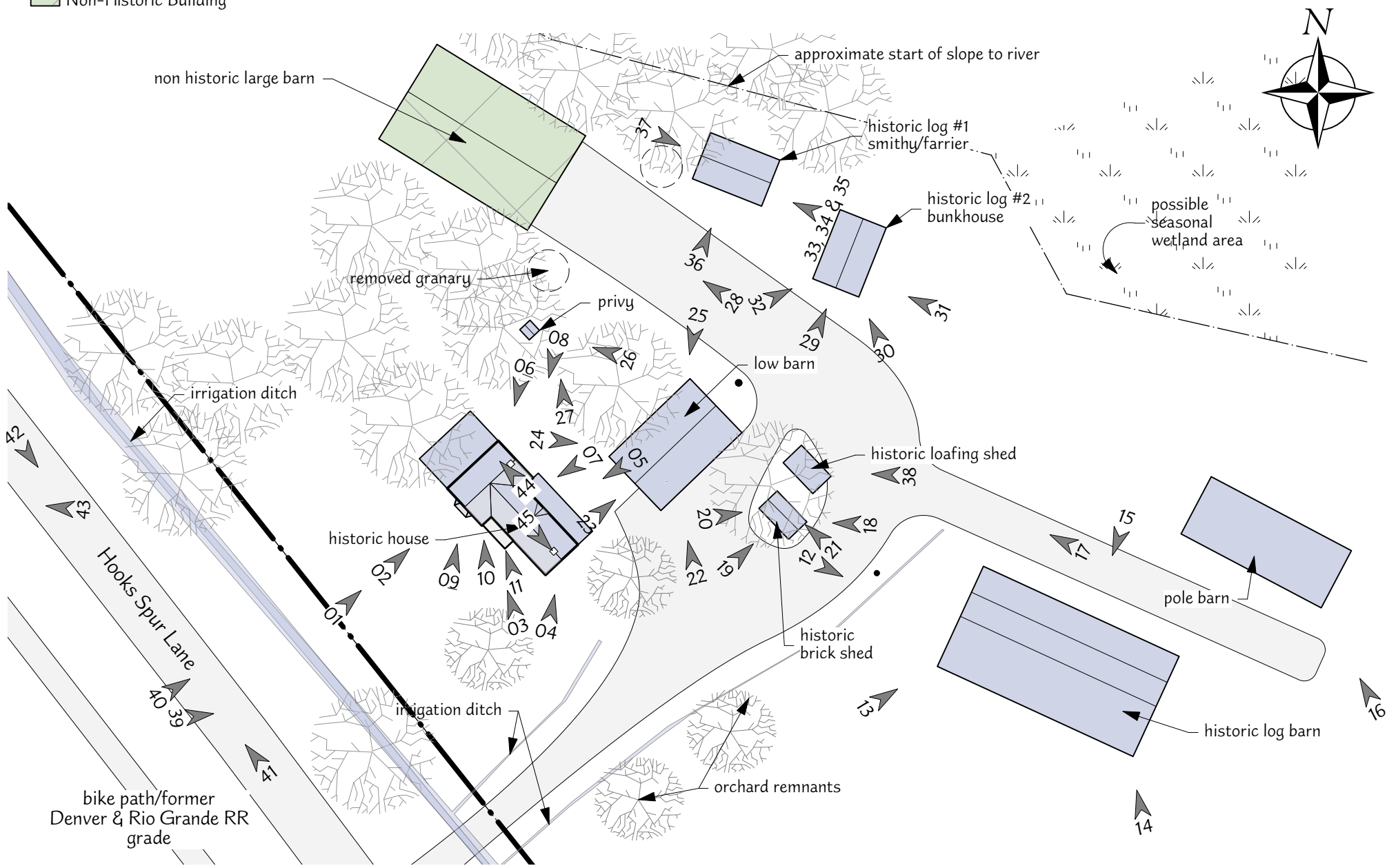
prepared by Suzannah Reid for Pitkin County Open Space

all locations and sizes are approximate

9/21/2022

PHOTO KEY PLAN

- Historic Building
- Non-Historic Building



Map #4 • Historic Glassier Farmstead • Photo Key

prepared by Suzannah Reid for Pitkin County Open Space

all locations and sizes are approximate

Appendix A • Historic Photos



Horses, chickens, and cattle in the Glassier barnyard, photo courtesy of Temple Glassier, date unknown
The log barn, brick house and log building #2 can be seen in the background. Camera is looking north.



Sacking potatoes was back-breaking manual work. Photo courtesy of Temple Glassier, date unknown
Camera is looking southwest



Branding cattle, source and date unknown



Unidentified group in front of the Glassier House before the building was painted, source and date unknown.

Note: Porch woodwork and decorative details are intact, however altered window to the right of the porch can be seen. The original window opening can still be seen in the brick wall.



Fredrick H. and Adele Glassier, photo courtesy of Randy and Wendy Glassier, date unknown
Fredrick was born in Valpalline, Adele was the third child of Fred and Philomen Clavel, she was the first Clavel child born in the Roaring Fork valley.



Photo 1 • Southwest (main) Facade, looking northeast. July 2022



Photo 2 • Southwest Facade, looking northeast. June 2017



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Photo 4 • Southeast facade, looking northwest. July 2022



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Photo 22 • Low barn aka garage. Southeast facade, looking northwest. July 2022



Photo 23 • Low barn, southwest facade. Looking northeast, July 2022



Photo 24 • Low barn, northwest facade. Looking northeast, July 2022



Photo 25 • Low barn, northeast facade. Looking southwest, July 2022

Northeast façade of the main house can also be seen.



Photo 26 • Privy, southeast facade. Looking northwest, July 2022



Photo 27 • Metal Barn, southeast facade. Privy in the foreground. Looking northwest, July 2022



Photo 28 • Metal Barn, southeast facade, looking northwest. July 2022



Photo 29 • Log building #2, aka Bunkhouse. South facade, looking north. July 2022



Photo 30 • Log building #2, looking north. November 2021



Photo 31 • Log building #2, west facade. Looking east, November 2021



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