

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
Rev. 9/98

Date _____ Initials _____

- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5SM.1713/THAS.69**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Neidich House**
- 7. Building Address: **230 N. Aspen Street**
- 8. Owner Name and Address: **Daniel and Brooke Neidich
299 W 12 St #17H
New York, NY 10014**

Parcel number(s):

456536409007



THLD RATING:

#1713 Residence - Supporting to District
#69 Shed - Supporting to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252855 mE** **4202597 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 12, 14, Block 20**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **3388 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Dormers, Segmental Arches, Fence**
21. General architectural description:
This residence consists of an original (circa 1893) 1½-story front gabled brick dwelling, and a wood frame addition to the north end of the east (rear) elevation (built in 2005). The original house rests on an unpainted sandstone foundation, while its first story walls are made of red brick laid in running bond. The upper half story is of wood frame construction, with stained light brown square-cut wood shingles in the upper gable ends. The front gabled roof is steeply pitched, with metal roofing material and painted white boxed eaves. Two hipped-roof dormers, each with a pair of 9-light windows, are located respectively on the north and south-facing roof slopes. A red brick chimney is on the ridge. The asymmetrical facade faces Aspen Street on the west elevation. A painted white wood-paneled front door, with a leaded glass light and a transom light, enters the north half of the facade from a 4-step open front porch. The porch features an open wood railing, Tuscan columns and engaged columns, and a gable roof with a sunburst motif. The home's windows primarily feature painted white wood frames, sandstone lugsills, and segmental brick arches. A bowed bay, with three 1/1 double-hung sash windows, is located near the east end of the south elevation. A 1/1 single-hung sash window penetrates the facade wall, south of the porch, while a set of paired 12/1 double-hung windows are in the facade's upper gable end. Another 12/1 double-hung window is in the east elevation's upper gable end. Other windows are 1/1 double-hung sash.
- The addition is supported by a poured concrete foundation, and its exterior walls are clad with painted beige horizontal wood siding. It is covered by a clipped gable roof with metal roofing material and painted beige boxed eaves. Four skylights are on the west-facing roof slope. A horizontal sliding glass bypass door opens onto a recessed patio/porch on the east elevation. Windows in the addition appear primarily to be casement types.**

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22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This well-maintained property is located on the east side of N. Aspen Street, the second house south of Galena Avenue. A planted grass front yard and narrow side yards are nicely landscaped with native plants, flowers, and a large cottonwood tree. The front yard is enclosed by a painted white picket fence. A stone retaining wall parallels the front sidewalk.

24. Associated buildings, features or objects:

Shed (THAS #69)

A wood frame shed (THAS #69) is located adjacent to the alley at the rear of the property. This structure has vertical wood plank walls, and a shed roof with corrugated metal roofing material laid over 1x wood decking. A vertical wood plank door, covered by a screen door, enters the west elevation. Three 4-light windows also penetrate the west elevation. Another 4-light window penetrates the south elevation, while a single-light window penetrates the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1893** Actual:
Source of information: **Sanborn Insurance maps; San Miguel County Assessor records**

26. Architect: Original: **Unknown**
2005 Addition: **Peter Sante**
Source of information: Original: **N/A**
2005 Addition: **Town of Telluride Building Permit #2005111**

27. Builder: Original: **Unknown**
2005 Addition: **Allison Construction**
Source of information: Original: **N/A**
2005 Addition: **Town of Telluride Building Permit #2005111**

28. Original owner: **Unknown**
Source of information: **N/A**

29. Construction history:

San Miguel County Assessor records, and a previous survey completed in 1986, list 1892 as this house's year of construction. The dwelling, though, is not depicted on the February 1893 Sanborn Insurance map; however, it was probably completed shortly after that date. The dwelling is depicted on subsequent Sanborn maps published in 1899, 1904, 1908, and 1922. A rear addition (as described above in section 21) was built in 2005, under Town of Telluride building permit #2005111.

30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Single Family Residence**

35. Historical background:

The West Telluride Addition was platted in 1891, and residential development in the neighborhood began to occur that same year. Built circa 1893, this brick dwelling was among the earliest houses built on N. Aspen Street. Biographical information about families who lived here during the late 1800s and early 1900s has not been uncovered. Herman Kamin, of Pittsburgh, Pennsylvania, owned the property during the 1980s. The property's current (2011) owners are Daniel and Brooke Neidich.

36. Sources of information:

"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net>

San Miguel County Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

- xx** Does not meet any of the above National Register criteria.

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Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- xx** 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture**
40. Period of significance: **Circa 1893**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development dating from the time of its construction circa 1893. The house is also architecturally significant for its brick construction and Late Victorian era architectural features, including a notable bowed bay window. This primary structure rates as a "supporting" resource within the Telluride National Historic Landmark District.

The secondary structure also rates as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This well-maintained property displays a less than ideal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. A rear addition, erected in 2005, is poorly executed in terms of its architectural compatibility with the historic dwelling. The addition, though, is modest in size, and is minimally visible from the street. There are no other apparent adverse alterations to the historic dwelling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the buildings are in existing National Register district, is it: Contributing Noncontributing N/A:

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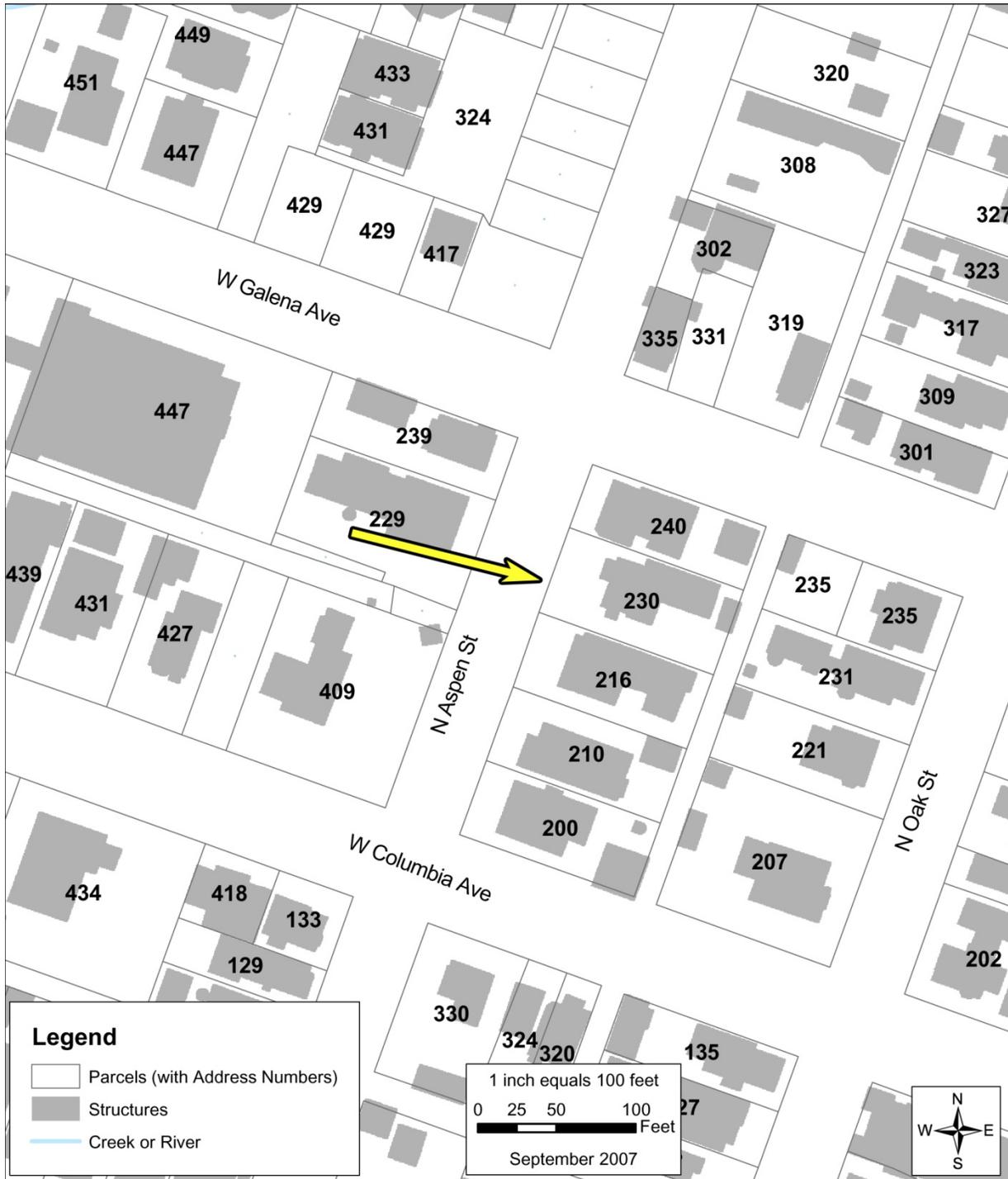
VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 67-71	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	June 14, 2011		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams Timothy Wilder		Telluride, CO 81435
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map

