

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

Architectural Inventory Form

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- 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.1668**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Marlens Black 1997 Trust House**
- 7. Building Address: **525 W. Pacific Avenue**
- 8. Owner Name and Address: **Marlens Black 1997 Trust
15260 Ventura Blvd Suite 1040
Sherman Oaks, CA 91403**

Parcel number(s):	456536318017



THLD RATING:	Rear Residence - Noncontributing Without Qualifications Front Residence – Non-Designated – New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252536 mE** **4202468 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 6, 7, Block 8**
 Addition: **West Telluride Addition** Year of addition: **1891**
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: **1636 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This historic 1.5-story wood frame dwelling is located on the back half of this lot. It is now located behind a modern dwelling which has been erected on the front half of the lot. This building is supported by a low stone and concrete foundation, and its exterior walls are clad with stained brown horizontal wood siding, with painted white variegated wood shingles in the upper gable end on the south elevation. The house is covered by a steeply-pitched hip--on-gable roof, with corrugated metal roofing material, and with stained brown boxed eaves. Two non-historic bubble skylights, and two flat skylights, are located on the east-facing roof slope. A set of paired, non-historic, 10-light glass-in-wood-frame doors enter the center of the south elevation from anon-historic wood deck. A painted white wood-paneled door enters a small gabled extension at the north end of the west elevation. A canted hip-roofed bay is located at the east end of the south elevation. Windows elsewhere are predominantly 1/1 double-hung sash with painted white wood frames and painted grey wood surrounds.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:

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This property is located on the north side of West Pacific Avenue in the block between Townsend and Davis Street. The historic dwelling is located near the rear of the property; a non-historic, Neo-Victorian style, dwelling has been built on the front half of the property

24. Associated buildings, features or objects:

Dwelling
<p>A modern residence (built in 1989) is located on the front half of this property. This is a 2.5-story Neo-Victorian style dwelling. It is supported by a concrete foundation which is faced with stone on the south elevation (façade), and its exterior walls are clad with painted pale green horizontal weatherboard siding, with painted white 1" by 4" corner boards. This house is covered by a moderately-pitched cross gable roof, with metal roofing material and boxed eaves. A small gable ornament is located in the façade's upper gable end. A 2-story canted bay, dominates the west half of the façade. A 5-step recessed entry porch, with a balcony above, forms the east half of the façade. The porch and balcony are covered by a shed roof. Apart from the two-story canted bay on the façade, the house's windows are primarily single and paired 1/1 double-hung sash.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:
- Source of information: **Sanborn Insurance maps, December 1899 and July 1904.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history:
- Sanborn Insurance maps reveal that the historic dwelling on the back half of the lot was built sometime between December of 1899 and July of 1904. The modern Neo-Victorian style dwelling on the front half of the lot was reportedly designed by James E. McNair and erected in 1989. Town of Telluride Building Department file notes indicate that the historic dwelling on the back half of the lot was remodeled in 2003.**
30. Original location: Moved: Date of move(s):

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 dwelling**
35. Historical background:

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Sanborn Insurance maps reveal that the historic dwelling on the back half of this lot was built sometime between December of 1899 and July of 1904. Biographical information about the individuals and families who lived in the house has not been uncovered.

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36. Sources of information:

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

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

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

Town of Telluride Building Department building permit files.

Town of Telluride Planning Department 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).

Does not meet any of the above National Register criteria.

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

7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Settlement**

40. Period of significance: **1878-1913**

41. Level of significance: National: State: Local:

42. Statement of significance:

The historic dwelling on the back half of this lot is historically significant for its association with Telluride's residential development beginning in the late 1890s or very early 1900s. Due to a loss of integrity, though, it is no longer able to fully convey a sense of its significance. As such, it may be rated as a "non-contributing without qualifications" resource within the Telluride National Historic Landmark District. The front residence is a non-designated structure.

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43. Assessment of historic physical integrity related to significance:

This property displays a below average level 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. The integrity of setting has been substantially diminished by the construction of a large 2.5-story Neo-Victorian style dwelling on the front half of the lot. The historic dwelling's physical integrity has also been diminished by an upper half story addition.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**
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 building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 572-577** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **09/30/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

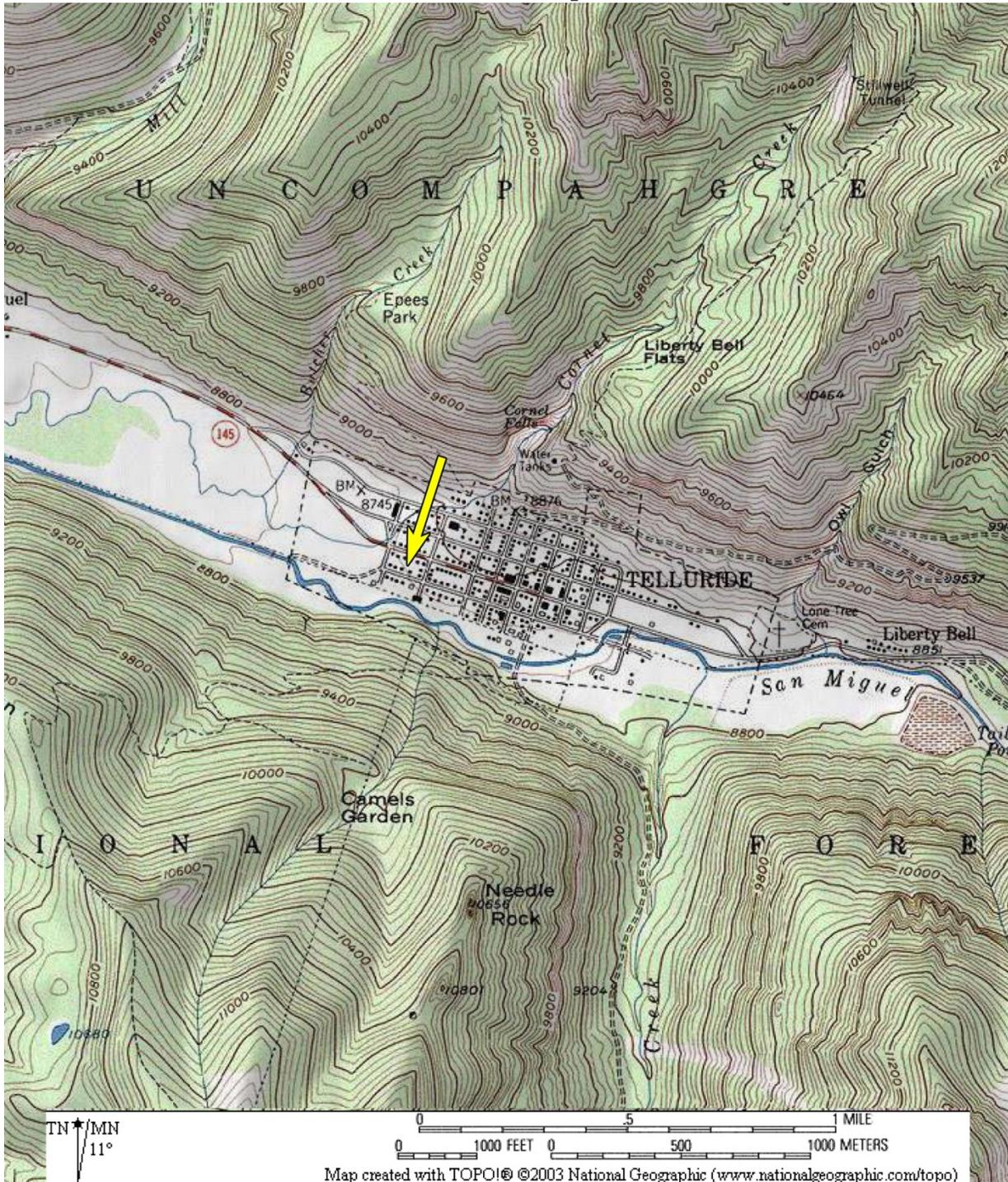
Architectural Inventory Form

Sketch Map



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Location Map



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