

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5623**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Goldman House**
- 7. Building Address: **560 W Pacific Avenue**
- 8. Owner Name and Address: **Kenneth J. Goldman / The Goldman Group  
14 Main Street, Suite 100  
Madison, NJ 07940**

Parcel number(s): **456536305013**




<b>THLD RATING:</b>	<b>Primary -Supporting to District Secondary Structure - Non-Designated – New Construction</b>
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# Architectural Inventory Form

Page 2 of 7

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252452 mE** **4202441 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 25, Block 7**  
 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 31 feet x Width: 22 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:  
**This is a single-story wood frame dwelling which was recently moved to this location from 238 E. Colorado Avenue. The building's exterior walls are clad with painted grey horizontal wood siding, with 1" by 4" corner boards. The house's cross-gable roof is covered with corrugated metal roofing material, and its windows are predominantly 1/1 double-hung sash, with painted wood frames and surrounds. A wood-paneled door, with one upper sash light, enters the east end of the façade (north elevation) from a small porch, covered by a gable roof with turned column supports.**
22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the south side of Pacific Avenue, in the block between Townsend and Davis Streets. This location is near the southwestern corner of the Telluride National Historic Landmark District.**
24. Associated buildings, features or objects: **Secondary Residence completed 2008.**

## Architectural Inventory Form

Page 3 of 7

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1915**      Actual:
- Source of information:    **Sanborn Insurance maps, November 1908, October 1922; Historic Building Inventory Record prepared by Front Range Research Associates, May 1986.**
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:
- This house was built circa 1915 on Lot 96 of Block 10 of Telluride's Original Townsite. Its address at that location was 238 E. Colorado Avenue. The dwelling was surveyed there in 1986, under site no. 5SM.1547, as part of the Telluride Historic Architecture Survey. The building was moved to this location in 1999 where it has been assigned a new site no. (5SM.5623). The Bank of Telluride is located at this building's original site on E. Colorado Avenue. Construction of a secondary building at the rear of the lot was completed in 2008.**
30. Original location:              Moved:       Date of move(s): **1999**

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                **Domestic/Single Dwelling**
32. Intermediate use(s):          **Domestic/Single Dwelling**
33. Current use(s):                **Commerce and Trade/Business**
34. Site type(s):                  **Formerly a single family dwelling, being converted for use as an architect's office and/or a residence at its new location.**
35. Historical background:
- This house was built at 238 E. Colorado Avenue circa 1915. Information about the individuals and families who lived in the house at that location has not been uncovered.**
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 Permit files.**

### VI. SIGNIFICANCE

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

## Architectural Inventory Form

Page 4 of 7

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
- 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: **1878-1913**

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

42. Statement of significance:

**This small dwelling is historically significant for its association with Telluride's historical development, albeit to a limited extent because it has been moved from its original location. The building is architecturally significant as a representative side gabled dwelling. Its significance, though, is diminished because the building has been moved, and because a modern secondary residence is presently under construction. This building rates as a "supporting" resource within the Telluride National Historic Landmark District based primarily on its architectural significance. The new secondary structure is non-designated.**

43. Assessment of historic physical integrity related to significance:

**This house lost its integrity of location and setting when it was moved from its original location in 1999. The integrity of setting at this site is being diminished by the construction of a modern secondary residence on the back half of the lot.**

## Architectural Inventory Form

Page 5 of 7

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Eligible / Supporting to District**
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): | <b>CD #4, 124, 125</b>                                    | CDs filed at: | <b>Town of Telluride</b>                    |
| 48. Report title:         | <b>Town of Telluride Re-Survey of Historic Structures</b> |               | <b>Planning and Building<br/>Department</b> |
| 49. Date(s):              | <b>06/30/2007; revised 4/10/2012</b>                      |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

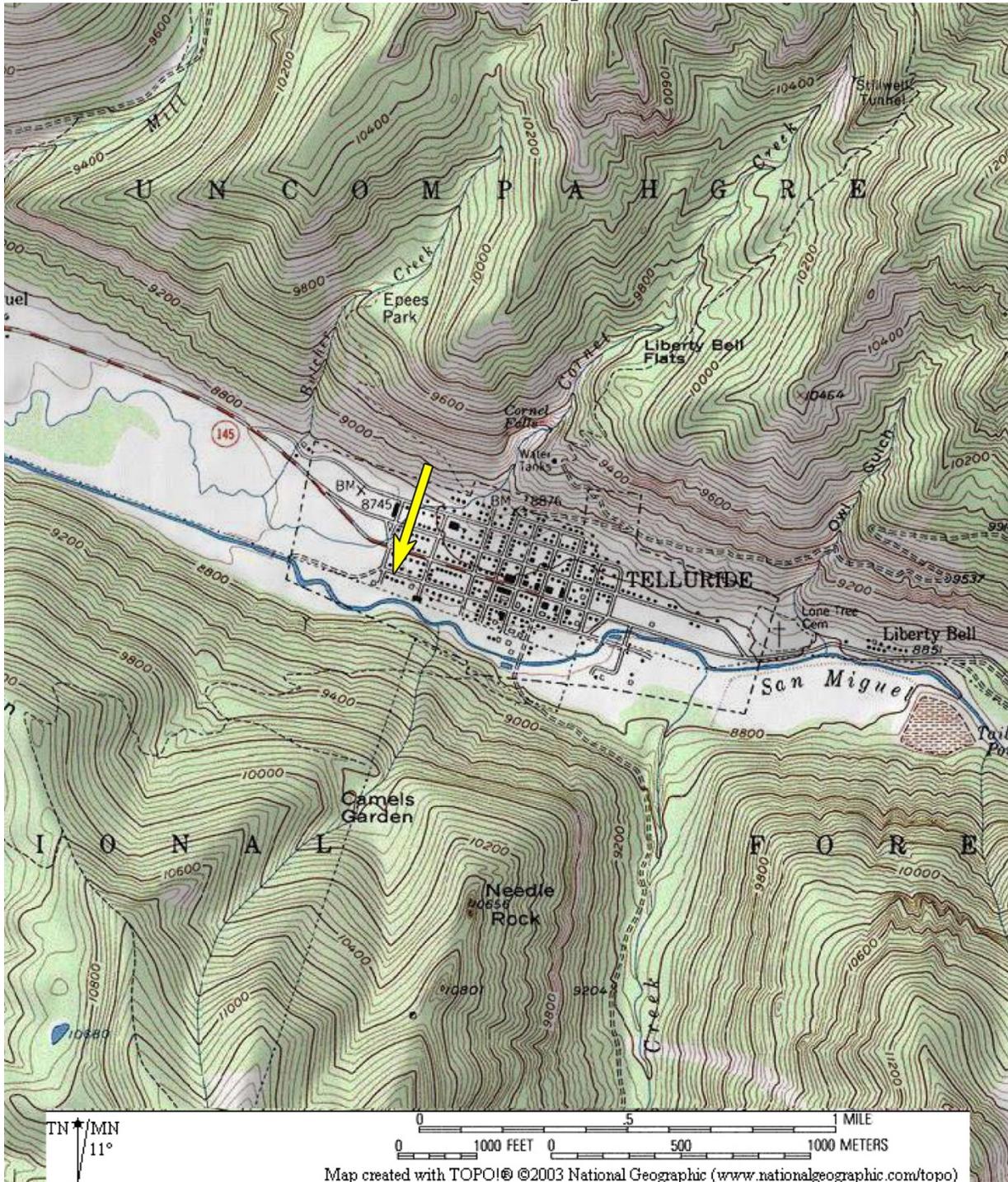
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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