

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.1665**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Bridal Veil Townhomes**
- 7. Building Address: **565 W. Pacific Avenue**

Parcel number(s):	<b>456536318043</b>
	<b>456536318044</b>
	<b>456536318041</b>
	<b>456536318042</b>
	<b>456536318049</b>

- 8. Owner Name and Address: **Marc and Randee Kreamer, 2006 NW 2nd Ave., Del Ray Beach, FL 33444**  
**Charles G. Glaser, 1009 Jefferson Ave., New Orleans, LA 70115**  
**52 North Main LLC, 4860 Dargate Ln., Murrysville, PA 15668**  
**Robert G. Kerrigan, 400 E. Government St., Pensacola, FL 35302**  
**Gerald Greene, P.O. Box 575, Telluride, CO 814350575**



<b>THLD RATING:</b>	<b>Non-Designated – New Construction</b>
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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252456 mE** **4202496 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 16, 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): **Rectangular Plan**
15. Dimensions in feet: **Unknown**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **N/A**
21. General architectural description:  
**This is a modern, two-story, wood frame condominium building. It is supported by a concrete foundation; its exterior walls are clad with vertical wood siding, and it is covered by gable and saltbox roof forms, with metal roofing material. The rear of the building is apparently a later addition, and is built over a small open parking garage.**
22. Architectural style: **Modern Movements**  
  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of West Pacific Avenue in the block between Townsend and Davis Streets.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1986 (original); 1995 (addition)**  
 Source of information:    **Town of Telluride Building Department permit files and Planning Department files.**
26. Architect:                      **Tony Herbst (original); Boulder Rider Group (addition)**  
 Source of information:    **Town of Telluride Building Department permit files and Planning Department files.**
27. Builder:                         **Rod Smith (original); Kreutzberg (addition)**  
 Source of information:    **Town of Telluride Building Department permit files and Planning Department files.**
28. Original owner:                **Bridal Veil Townhomes**  
 Source of information:    **Town of Telluride Building Department permit files and Planning Department files.**
29. Construction history:  
**Town of Telluride Planning Department files indicate that the front primary part of this townhouse building was erected in 1986. Tony Herbst was the architect, while Rod Smith was the contractor. The rear part of the building, above an open garage, was erected in 1995, with the Boulder Rider Group as the architect and Kreutzberg as the contractor. Sanborn Insurance maps provide some information about earlier residences which existed on this lot. The 1904 Sanborn map depicts a two-story dwelling overlapping lots 16 and 17, while the 1922 Sanborn map depicts a one-story dwelling on lot 16 and a two-story dwelling on lot 17. Both of these buildings had apparently been razed sometime prior to the 1986 survey of the Telluride National Historic Landmark District.**
30. Original location:       Moved:                      Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                 **Domestic/Multiple Dwelling**
32. Intermediate use(s):           **Domestic/Multiple Dwelling**
33. Current use(s):                 **Domestic/Multiple Dwelling**
34. Site type(s):                    **Dwelling**
35. Historical background:  
**This building was constructed as the Bridal Veil Townhomes in 1986. A rear secondary building with an open ground level garage was added to the original building in 1995. It has served as townhome residences from 1986 to the present.**
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.**

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### 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:                    **N/A**

40. Period of significance:                    **N/A**

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

42. Statement of significance:

**This building is of too recent construction to be considered for listing in the National Register of Historic Places or in the State Register of Historic Properties. It may be considered a "non-contributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This townhouse building displays a high 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. The original 1986 building was extended to the rear in 1995. There have been no others subsequent additions or adverse exterior alterations.**

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### 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): | <b>CD #5, Images 578-580</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>09/30/2007; 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

