

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

Architectural Inventory Form

Page 1 of 10

- 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.1615** Parcel number(s): **477901135013**
- 2. Temporary resource number: **N/A** **477901135014**
- 3. County: **San Miguel** **477901135016**
- 4. City: **Telluride** **477901135017**
- 5. Historic Building Name: **Pick and Gad Building** **477901135018**
- 6. Current Building Name: **Pick and Gad Building**
- 7. Building Address: **228 S. Pine Street (aka 220 S. Pine Street)**
- 8. Owner Name and Address: **Coazy LLC, 7308 North Red Ledge Dr., Paradise Valley, AZ 85253**
Timothy A. Cunningham, 29 Coolidge Point, Manchester, MA 01944
Brian and Eliza Gavin, P. O. Box 1158, Telluride, CO 81435
BBS1 LLC, P. O. Box 1833, Breckenridge, CO 80424
John D. Taurman, 801 Pennsylvania Ave. NW 1220, Washington D.C. 20004



THLD RATING:	Contributing to District
---------------------	---------------------------------

Architectural Inventory Form

Page 2 of 10

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section **1**
10. UTM reference (Datum: NAD27)
 Zone: **13** **252955 mE** **4202208 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, Block 27**
 Addition: **Telluride Original Townsite E side of S Pine St, near center of block between Pacific and San Juan**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 57 feet x Width: 50 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Porch
Window/Segmental Arch
Fence
Balcony
21. General architectural description:
The Pick and Gad is a two-story historic brick building, with a two-story wood frame addition to its east (rear) elevation. The original, 1901, brick building measures 50' N-S (across) by 33' E-W (deep); the addition measures 50' N-S by 20' E-W, not including a 10' by 4' single-story projection at the south end of the east elevation. The original building is supported by a low coursed sandstone foundation, and its walls are made of red brick laid in running bond. A flat parapet wall, with brick corbelling, extends above the roof line on the west elevation (façade) while stepped parapet walls extend above the roof line on the north and south (side) elevations. The building's asymmetrical façade fronts directly onto the concrete sidewalk which parallels Pine Street on the west elevation. A painted white wood-paneled door, with one upper sash light, a transom light, and a segmental brick arch, enters the north half of the façade from a flagstone porch. This porch is covered by a wood-shingled hip roof with a dentil course, and is, supported by painted cream white Tuscan columns and engaged columns. A wooden sign hangs over the front sidewalk, perpendicular to the porch:

Architectural Inventory Form

Page 3 of 10

**PICK & GAD
BUILDING
BUILT 1896***

The first story façade wall is penetrated by three 1/1 single-hung sash windows - two to the south of the entry porch and one to the north. The façade's second story wall is penetrated by four 1/1 single-hung sash windows. All of the windows on the façade feature sandstone lugsills and segmental brick arches. The segmental arches of the first story windows also feature distinctive, decorative, brick springers in the shape of an upside down L. A belt course, composed of two projecting stretcher courses, is located above the second story windows, near the top of the façade wall. The north elevation is penetrated by two 1/1 double-hung sash first story windows, and by two 1/1 double-hung sash second story windows, all with sandstone lugsills and segmental brick arches. There are no doors or windows on the original building's south elevation. The two-story wood frame rear addition features painted beige horizontal wood siding exterior wall cladding, and a flat roof. Three doors enter the addition's first story on the east elevation, and three additional doors enter the second story from a wood balcony. The addition's windows are primarily 1x1 horizontal sliders.

A Telluride Historical Museum plaque affixed to the façade wall contains the following text:

PICK AND GAD

The Pick and Gad (1896)* takes its suggestive name from mining tools of the time (a gad is a metal crow bar). The building's reputation as one of the classier bordello and gambling houses made it one of the more successful establishments of the day, especially given the size of Telluride's red light district. Its brick construction, stone foundation, and classical entrance contrast with the wood construction of most "female boarding" or "sporting" houses (as they were commonly known). Round columns, dentil molding on the porch, and the upside down "L" shaped detail on either side of the lintels, give the illusion of spring stones. The architecture suggests tastes were moving in the direction of the 20th century's Classical Revival style. Fires were a common problem, but this building managed to survive one in 1900. A newspaper account notes a fire in a "Maison de Joire" down on lower Pine Street known as the Pick and Gad, due to an overheated stove in the back parlor, resultant upon the carelessness of a servant in starting a roaring wood fire and going away leaving the drafts all open. The wainscoting and woodwork of the room had been freshly painted during the day and the freshly oiled wood burned freely. The fire company was prompt in responding and by well-directed efforts soon had the flames under control, saving the big structure and several adjoining ones from entire destruction.

*The 1896 date is incorrect; the building was erected in 1901.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**

Building type:

23. Landscape or special setting features:

Architectural Inventory Form

Page 4 of 10

The Pick and Gad Building is located on the east side of S. Pine Street in the block between Pacific and San Juan Avenues. A low wrought iron fence encloses flower beds which flank the front porch along the façade wall.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1901**
 Source of information: **Telluride Daily Journal, June 3, 1901, p. 3; 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:

This building was constructed in the summer of 1901, according to articles in the *Telluride Daily Journal*, and the 1899 and 1904 Sanborn Insurance maps. The *Journal* reported on the building's construction on April 26, 1901, and again on June 3, 1901:

"The old Pick and Gad Building destroyed by fire several weeks ago will be replaced by a brick apartment house. The pressed brick has been contracted for at Durango." (*Telluride Daily Journal* April 26, 1901, p. 3.)

"Work has begun on the erection of a modern brick block on the site of the old "Pick and Gad" building on South Pine Street. The structure is to be of Durango pressed brick." (*Telluride Daily Journal* June 3, 1901, p. 3.)

The fire referenced in the April 26th article had occurred in early December 1900, and had destroyed two "female boardinghouse" buildings located on Lots 16 and 18 of Block 27 (to the south of where the extant brick Pick and Gad Building is located on Lot 14). The female boardinghouse, or sporting house, on Lot 16 which burned, had reportedly been known as the "Old Pick and Gad" and as "The Club," under the ownership of Mark Munyon. An earlier "female boardinghouse" building on this lot (Lot 14) received a "slight outside scorching" in the fire, but was not otherwise damaged, according to the *Journal*.

The new two-story brick building, on Lot 14, is depicted on the July 1904 Sanborn map, with the notations "Solid Brick" and "F.B." (Female Boardinghouse). The Sanborn map also shows that the building was two stories in height, with a single-story extension at the north end of the west elevation.

Drawings on file in the Town of Telluride Planning Department indicate that the rear addition was probably built in 1979. Tony Herbst is listed as its probable architectural designer. Additional Planning Department files indicate that deck-related work on the rear of the building was carried out in 2000, with Clay Wadman as the architect.

Architectural Inventory Form

Page 5 of 10

Earlier survey forms for this building, and a plaque and sign on the façade, which indicate the building was erected in 1896 are apparently incorrect.

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

Architectural Inventory Form

Page 6 of 10

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Brothel**
32. Intermediate use(s): **Commerce and Trade/Brothel**
33. Current use(s): **Commerce and Trade/Professional
Domestic/ Multiple Dwelling**
34. Site type(s): **Historically a brothel**

35. Historical background:

Erected in 1901, the Pick and Gad was a popular "female boardinghouse" located in Telluride's red light district. An article in the March 17, 1910 issue of the Telluride Daily Journal indicates that a woman named Pauline Brown was the house of prostitution's madam at that time. Less than a month later, on April 7, 1910, the Journal reported that the "two story brick building known as the Pick and Gad" had been sold to Herman Wunderlich for \$3500.00. Some years later, in 1922, the Journal reported that Mabel Byrne had acquired a "half interest in the Pick and Gad. In the mid-1980s, the Pick and Gad building was owned by Jenny Sullivan and others. Today, in 2007, the original front part of the building is primarily used as professional office space, while the rear addition is used as condominiums or apartments.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride Daily Journal, March 24, 1899.

Telluride Daily Journal, December 25, 1900.

"Telluride Suffers a \$5000 Fire." *Telluride Daily Journal*, December 3, 1900, p. 1.

"Mark Munyon..." *Telluride Daily Journal*, December 25, 1900.

"The Old Pick and Gad building..." *Telluride Daily Journal*, April 26, 1901, p. 3.

"Work has begun on the construction of a modern brick block..." *Telluride Daily Journal*, June 3, 1901, p. 3.

"The Old Pick and Gad..." *Telluride Daily Journal*, April 29, 1908.

"Pauline Brown who conducts the Pick and Gad..." *Telluride Daily Journal*, March 17, 1910.

"Pauline Brown..." *Telluride Daily Journal*, March 24, 1910.

"It is reported that the property on lower Pine Street known as the Pick and Gad..." *Telluride Daily Journal*, April 7, 1910.

"Half Interest in the Pick and Gad Building Sold." *Telluride Daily Journal*, June 3, 1922.

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 Planning Department files.

Architectural Inventory Form

Page 7 of 10

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, Commerce, Social History**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:
- The Pick and Gad Building is historically significant for its historic use as a brothel in Telluride's red light district. Reportedly one of Telluride's "classiest" sporting houses, this building was central to a significant, if in many ways undesirable, aspect of Telluride's society. The building is also architecturally significant for the craftsmanship and detailing shown in its brick construction, and as an excellent local example of a turn-of-the-twentieth-century two-story brick commercial building.**

43. Assessment of historic physical integrity related to significance:
- The Pick and Gad Building displays a reasonably 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. A relatively large addition has been built onto the rear of the original building. The addition, though, is minimally visible from the street, and its roof line is no higher than that of the original building.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Architectural Inventory Form

Page 8 of 10

Local landmark eligibility field assessment: **Eligible / Contributing 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:

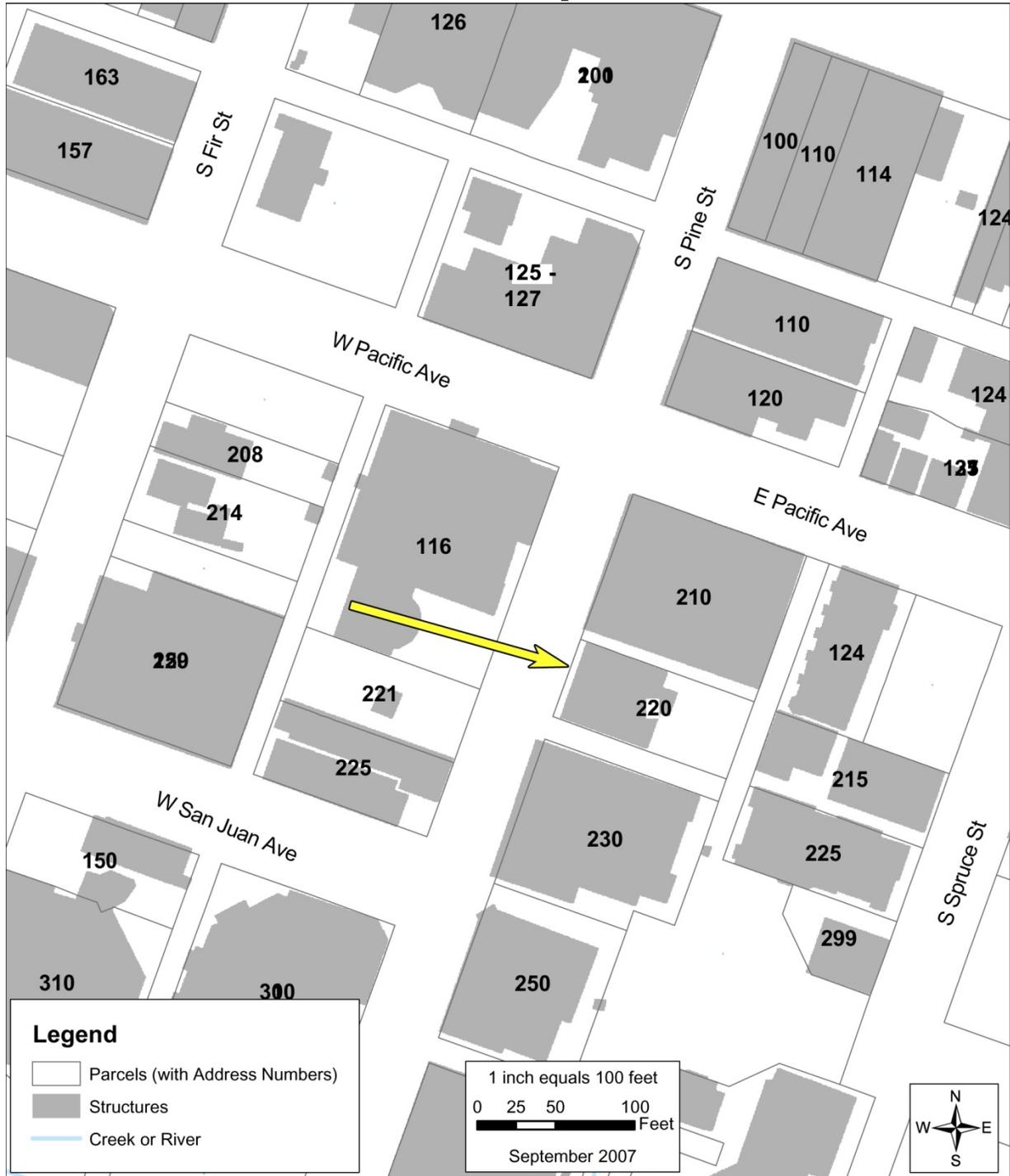
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 29-34	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	08/31/2007; revised 4/10/2012		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		

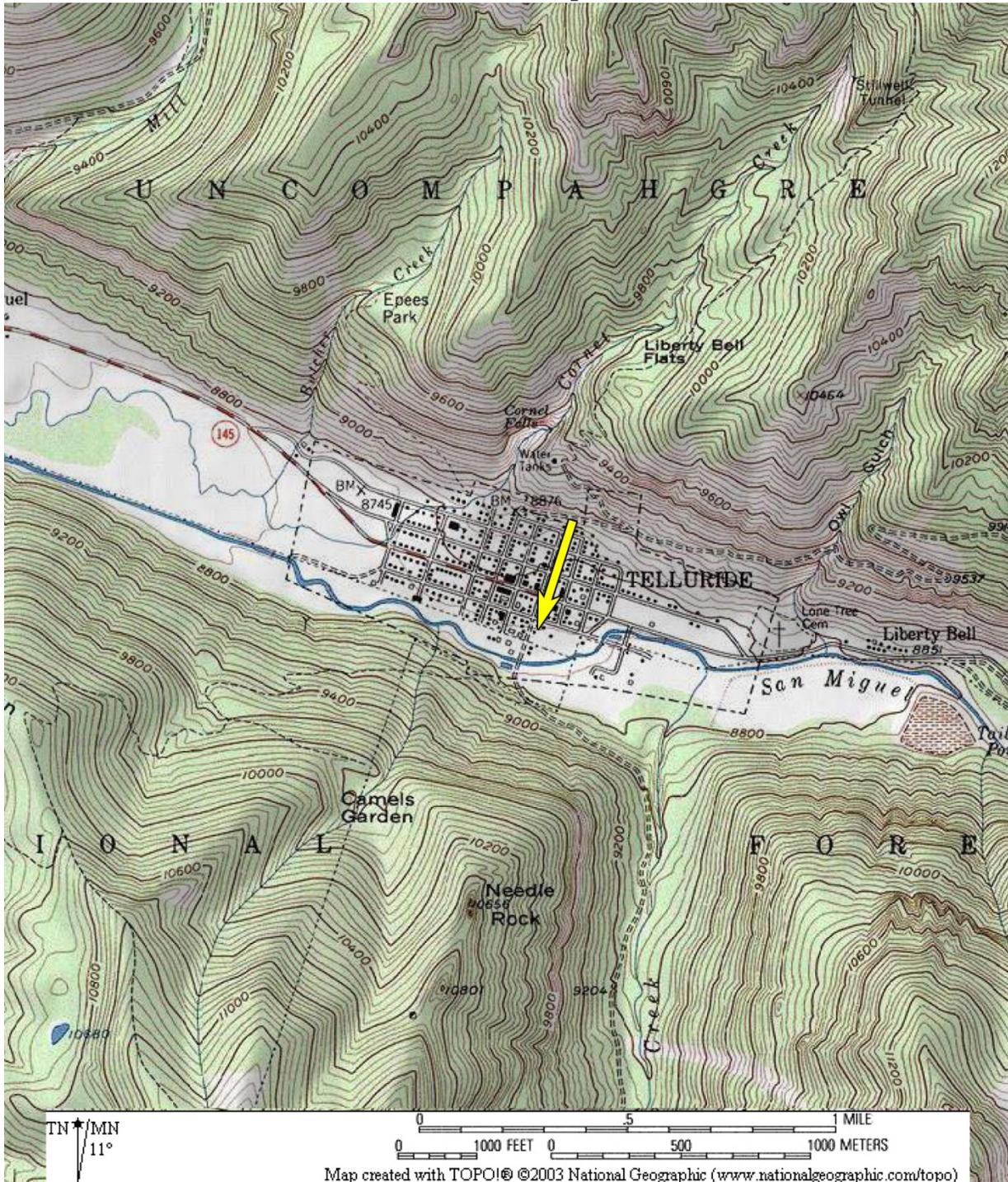
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)