

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403

Rev. 9/98

Architectural Inventory Form

Page 1 of 7

- 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.1631/THAS163**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Groman House**
- 7. Building Address: **222 W. San Juan Avenue**
- 8. Owner Name and Address: **Stanton and Richard Groman  
12165 Summit Place  
Beverly Hills, CA 902100848**

Parcel number(s):

<b>477901139002</b>



THLD RATING:

**Primary - Noncontributing With Qualifications to District  
Shed - Noncontributing With Qualifications to District**

# Architectural Inventory Form

Page 2 of 8

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252842 mE** **4202200 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 1, 3, Block 15**  
 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): **Rectangular Plan**
15. Dimensions in feet: **916 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Vertical 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 1.5-story, rectangular-shaped, wood frame dwelling which measures approximately 40' N-S by 24' E-W. The main 1.5-story portion of the dwelling is covered by a cross gable roof, and there are also shed roof extensions to the north and south elevations. The house is supported by a poured concrete and/or a concrete block foundation which has been painted green on the façade (north elevation). The exterior walls are clad with stained brown board-and-batten, while the roof is covered with corrugated metal roofing material. The eaves are boxed with painted white wood trim. The façade historically faced toward San Juan Avenue on the north elevation; however, it is now located on the east elevation. Here, a set of non-historic 1x1 horizontal sliding glass bypass doors, and a non-historic white metal-paneled door open onto a non-historic uncovered wood plank porch. (The original shed-roofed porch at the west end of the north elevation has been enclosed and converted to living space.) The east elevation wall is also penetrated by a band of three 8-light casement windows, with painted green wood frames and painted white wood surrounds. A set of paired, non-historic, painted white glass-in-wood-frame doors open inward from the east elevation's upper gable end, from behind an open wood railing. Two shed-roofed extensions are located on the south elevation.**
22. Architectural style: **No Defined Style**

# Architectural Inventory Form

Page 3 of 8

---

Building type:

## Architectural Inventory Form

Page 4 of 8

23. Landscape or special setting features:

**This property is located on the south side of San Juan Avenue, in the block between Oak and Fir Streets, at the southern end of the Telluride National Historic Landmark District.**

24. Associated buildings, features or objects:

**Storage Shed (THAS #163)**

**A storage shed (THAS #163) is located south of the dwelling. This historic building consists of a main gabled section, which measures approximately 12' N-S by 10' E-W, and a shed-roofed extension to the south elevation, which measures approximately 16' N-S by 9' E-W. The building is supported by a wood timbers on grade foundation, and its exterior walls are made of vertical wood planks and board-and-batten. The gable roof is steeply-pitched, and is covered with older, rusted, corrugated metal, laid over 1x wood decking and 2x wood rafters. A vertical wood plank door enters the north elevation. Another vertical wood plank door, side-hinged with metal strap hinges, is located above the main entry door in the north elevation's upper gable end. This building was once painted red, but the paint is now badly faded.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1896**      Actual:

Source of information:    **Sanborn Insurance maps, February 1893 and December 1899.**

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 indicate that this dwelling was erected between 1893 and 1899. The house first appears on the December 1899 Sanborn map, and its footprint is depicted the same on the 1904, 1908 and 1922 Sanborn maps for Telluride. Two shed-roofed additions were built onto the original dwelling, apparently after 1922 - one forming the west end of the north elevation (where an open front porch was originally located), and one on the south elevation. The Sanborn maps also indicate that one part of the secondary building (THAS #163) was built prior to 1899, while the second part was built between 1908 and 1922.**

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**

## Architectural Inventory Form

Page 5 of 8

35. Historical background:

**Sanborn Insurance maps reveal that this house was built sometime between February of 1899 and December of 1899. Biographical information about the families and individuals who lived here in the 1890s and during the early 1900s has not been uncovered. In 1986, property was owned by an entity known as Telpar Manitou Riverhouse Condo of Chandler, Arizona. Currently, in 2008, the property is owned by Stanton and Richard Groman of Beverly Hills, California.**

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.**

### 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:

## Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development beginning in the 1890s. The house is architecturally significant, as well, as a partially intact example of a vernacular wood frame cross-gabled dwelling dating from the 1890s. Due to a fairly substantial loss of integrity; however, the primary structure and the shed should currently be rated as a "non-contributing with qualifications" resource within the Telluride National Historic Landmark District. The property is regarded as better fitting the "noncontributing with qualifications" category, rather than in the "noncontributing without qualifications" category. This is because although the property has been altered, through a substantial restoration effort the property could once again contribute to the district.**

43. Assessment of historic physical integrity related to significance:

**This building displays a below average 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 porch on the house's north elevation has been closed off, while a new horizontal sliding glass bypass door has been cut into the east elevation, where a non-historic wood porch has also been constructed. Several window openings have also been altered. The secondary building at the rear of the property displays relatively good integrity; however, it is in deteriorating condition. In general, this property is suffering from neglect. This property now conveys a limited sense of its former historic and architectural significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**  
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing With 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:

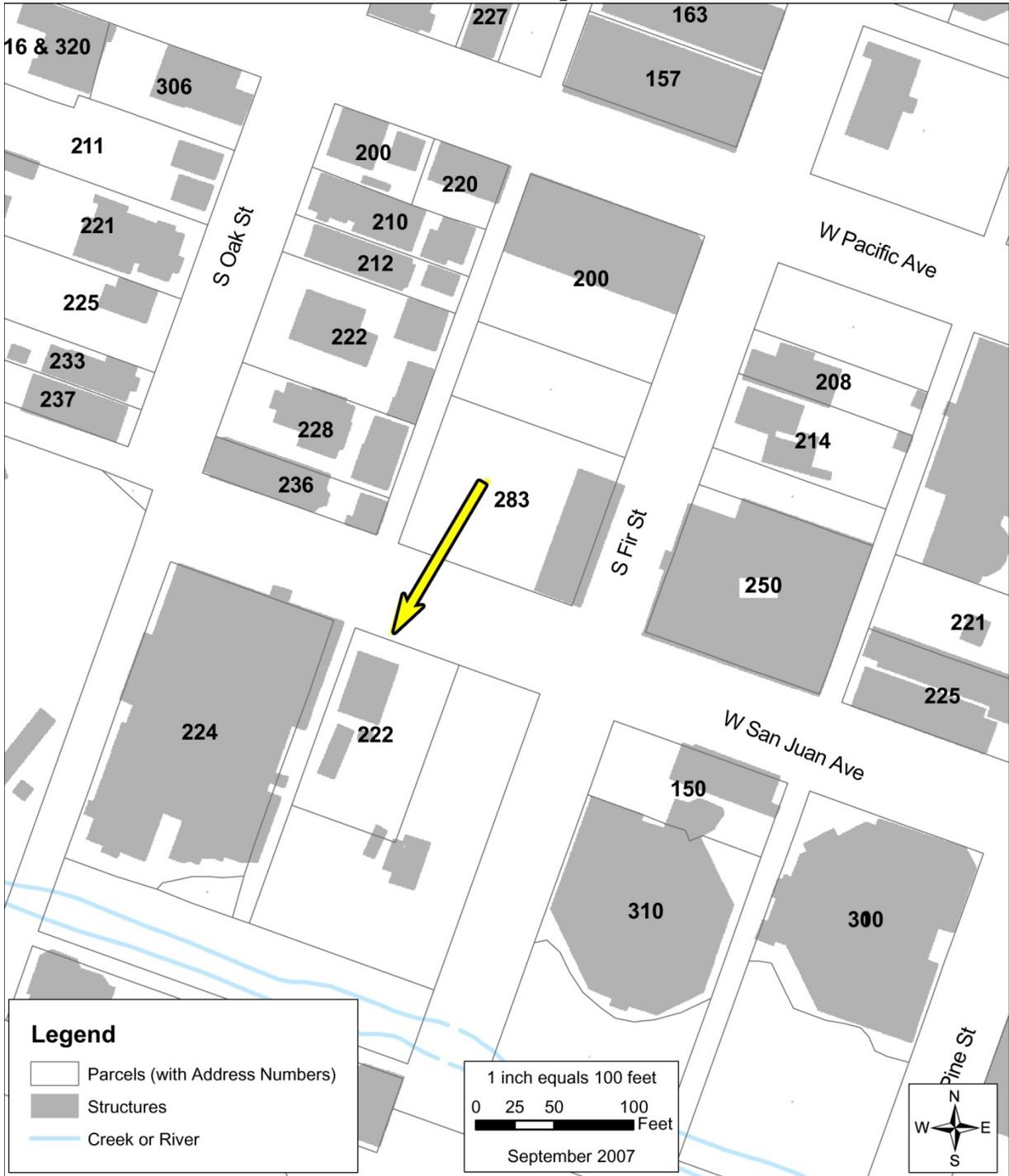
46. If the building is in existing National Register district, is it: Contributing Noncontributing  N/A:

### VIII. RECORDING INFORMATION

- |                           |   |               |                                    |
|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | <b>CD #7, Images 68-73</b>                            | CDs filed at: | <b>Town of Telluride</b>           |
| 48. Report title:         |   |               | <b>Planning and Building Dept.</b> |
| 49. Date(s):              | <b>08/31/2007; revised 4/10/2013</b>                  |               | <b>113 West Columbia Avenue</b>    |
| 50. Recorder(s):          | <b>Carl McWilliams</b><br><b>Timothy Wilder</b>       |               | <b>Telluride, CO 81435</b>         |
| 51. Organization:         | <b>Cultural Resource Historians</b>                   |               |                                    |
| 52. Address:              | <b>Dogwood Court</b><br><b>Fort Collins, CO 80525</b> |               |                                    |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                 |               |                                    |

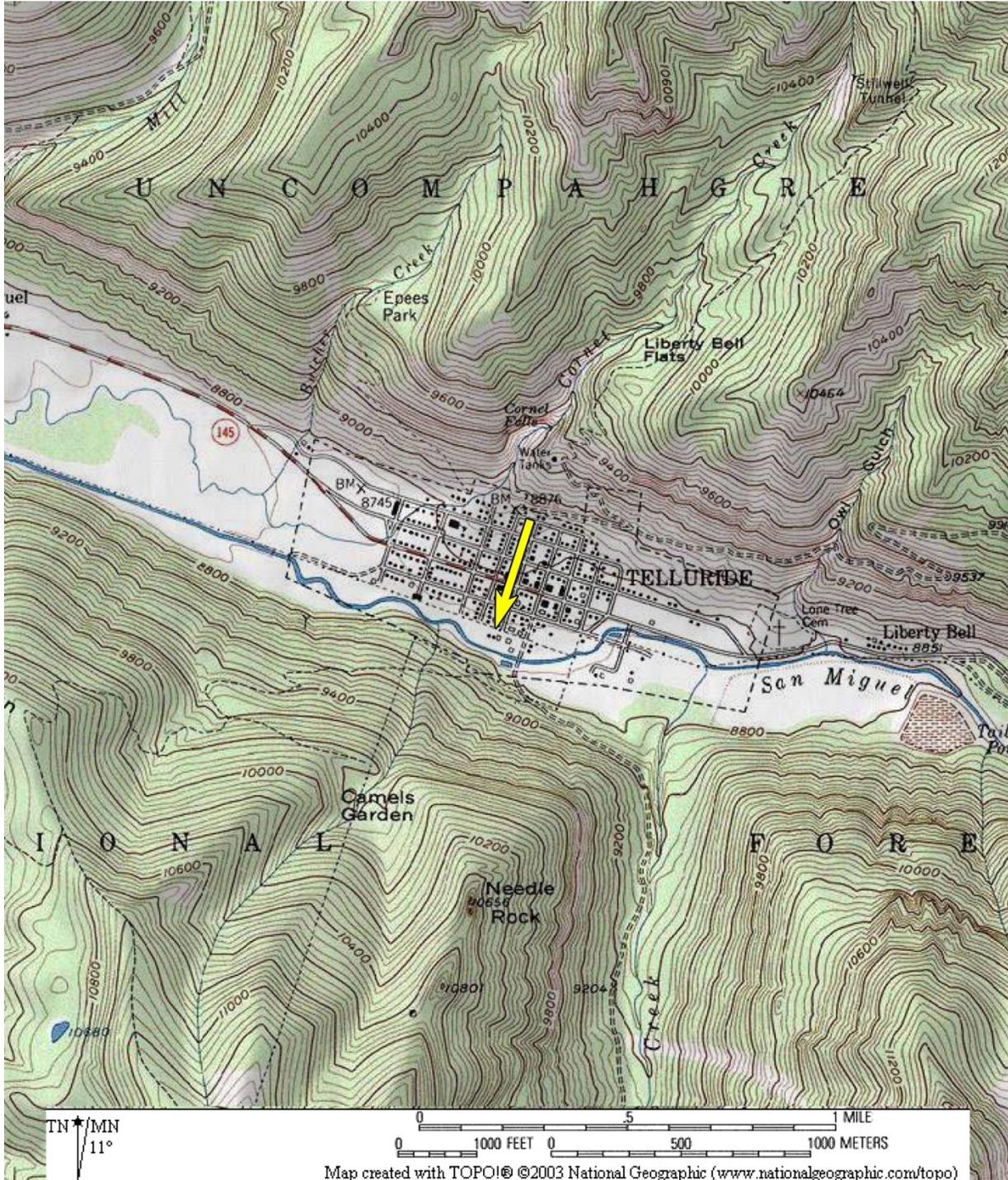
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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