

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.1842**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Robbins House**
- 7. Building Address: **415 W. Pacific Avenue**
- 8. Owner Name and Address: **BGR 415 LLC Robert T. and Gloria M. Robbins  
P. O. Box 676088  
Ranch Santa Fe, CA 92067**

Parcel number(s):	<b>477901202014</b>



<b>THLD RATING:</b>	<b>Primary - Noncontributing Without Qualifications Secondary Residence – Non-Designated – New Construction</b>
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### 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** **252714 mE** **4202404 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 4, 5, Block 5**  
 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: **46½' N-S by 16½' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:  
**This 1½-story wood frame building measures 46½' N-S (deep) by 16½' E-W (across). It is supported by an unpainted poured concrete foundation, while its exterior walls are clad with painted pale yellow wide horizontal wood siding. A painted beige 1x board with a water table lip separates the foundation from the siding. The roof is a moderately-pitched side gable, with the façade on the east-facing elevation, rather than facing the street. The roof is covered with metal roofing material, and a simple gable ornament adorns the south elevation's upper gable end. A non-historic stained natural brown wood-paneled door, with an oval-shaped leaded-glass light, enters the east elevation from a long, narrow, shed-roofed porch. The porch which extends along the entire east elevation is approached by five wood steps, and features a wood plank floor and slender turned columns supporting the shed roof. A shed-roofed rectangular bay faces the street on the south elevation. The first story windows are primarily 1/1 double-hung sash while the upper half story windows are non-historic single-light awning type windows.**
22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features:  
**This building is located on the north side of Pacific Avenue, the second property west of Aspen Street. A planted grass side yard is east of the building.**

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24. Associated buildings, features or objects:

**Secondary Residence (413 W. Pacific Avenue)**

A secondary residence with the address of 413 W. Pacific Avenue is located north of the primary residence. This rectangular-shaped building is supported by a low unpainted poured concrete foundation, and its exterior walls are clad with painted pale yellow horizontal wood siding with painted white 1" by 4" corner boards. Painted beige octagon shingles appear in the upper gable ends. The roof is a steeply-pitched front gable, with corrugated metal roofing material, and with painted white rafter ends and a fascia board exposed beneath the eaves. A white paneled door at the east end of the south elevation enters the building from an uncovered wood porch. A white paneled door is at the east end of the north elevation.

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    1892      Actual:
- Source of information:      **Sanborn Insurance maps, October 1890 and February 1893**
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 this building was originally constructed between October 1890 and February 1893. As depicted on the Sanborn maps, it was built as a single-story, L-shaped building with a full-width front porch facing toward Pacific Avenue on the south elevation. The building was moved to this site in 1975 from the corner of Aspen Street and Pacific Avenue and converted into multiple dwelling units. The original front porch and entry door were removed, and replaced by a shed-roofed bay, while new entry doors and a long shed-roofed porch was constructed along the east (side) elevation. Several windows openings were also altered at that time, and the walls were resided with wide horizontal wood siding.**
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 / Multiple Dwelling**
34. Site type(s):                    **Historically a single family dwelling**
35. Historical background:
- Sanborn Insurance maps indicate that this building was constructed circa 1892. Biographical information pertaining to persons associated with the property through the early decades of the twentieth century has not been uncovered. Noah Gottdiener owned this property in the 1980s.**

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36. Sources of information:

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuewest.net>

San Miguel County Property Appraisal Record.

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

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

Telluride Historical Museum. [www.telluridemuseum.org](http://www.telluridemuseum.org)

Town of Telluride Building Department building permit 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).

**xx** 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: **xx**

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development through the early 1900s. Due to a loss of integrity, the property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District. The secondary residence is non-designated.**

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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. Alterations to the historic building (as described above in section 29) have obscured much of the historic fabric. As a result, this property no longer conveys a sense of historic or architectural significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **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 #6, Images 57-60</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>August 9, 2011</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

