

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
Rev. 9/98

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.1600/THAS51**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Cusack House**
- 7. Building Address: **417 W. Colorado Avenue**
- 8. Owner Name and Address: **Rosemary Cusack  
P. O. Box 892  
Telluride, CO 81435-0892**

Parcel number(s):

<b>456536314018</b>



THLD RATING:

**Residence - Contributing**  
**Secondary Residence -Contributing**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252749 mE** **4202497 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 4, 5, Block 4**  
 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 54 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**  
**Ornamentation/Decorative Shingles**
21. General architectural description:  
**Dating from the early 1890s, this single-story, wood frame, dwelling is supported by a low, uncoursed, sandstone foundation, and its exterior walls are clad with painted cream yellow horizontal weatherboard siding with painted beige 1" by 4" corner boards. A painted beige 1" by 6" board with a narrow wood water table, separates the foundation from the weatherboard siding above. The original house featured a T-shape plan, and is covered with a steeply-pitched cross gable roof. The roof is finished with metal roofing material, and the eaves are boxed with painted light blue and beige wood trim. A red brick chimney is located on the ridge. The house features an asymmetrical façade which faces toward Colorado Avenue on the south elevation. Two wood-paneled doors, each with an upper sash light and a transom light, enter the house from a 13' by 5' porch at the east end of the façade. The porch is approached by three concrete steps, and features a tongue-in-groove wood floor, an open wood balustrade, turned columns with brackets, a sawtooth frieze, and a shed roof. A set of paired 1/1 double-hung sash windows, with painted blue wood frames, painted beige wood surrounds, and with a distinctive pierced pediment, penetrates the façade wall to the west of the porch. A distinctive, pierced, gable ornament is located in the façade's upper gable end, directly above these windows. Two non-historic awning type windows are located on the west (side) elevation. A canted hip-roofed bay is located near the south (front) end of the east elevation. An older (but apparently post 1922) enclosed gabled porch addition has been built onto the west end of the north (rear) elevation. A 10-light glass-in-wood-frame door enters the addition on its north elevation. Another glass-in-wood-frame door enters the rear of the original building from a deck/patio.**

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22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of Colorado Avenue in the block between Aspen and Townsend Streets.**
24. Associated buildings, features or objects:

**Secondary Residence (THAS #51)**

A secondary residence is located adjacent to the alley at the rear of the property. This building appears to consist of: a historic 1.5-story gabled structure, which measures approximately 12' by 12'; a historic, approximately 12' by 5' single-story shed-roofed addition to the west elevation; a 1.5-story addition to the south elevation; and a single-story flat-roofed carport addition to the east elevation. The historic 1.5-story portion of this building features vertical wood plank walls, and a steeply-pitched gable roof with corrugated metal roofing material and boxed eaves. Single 4-light windows penetrate the upper gable ends on the east and west elevations. Two historic window openings on the north elevation have been shuttered. A non-historic door enters the building from beneath the carport on the east 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 dwelling was erected sometime between October 1890 and February 1893. A 10' by 9' enclosed gabled rear porch addition at the west end of the north elevation evidently postdates 1922, as it is not depicted on Sanborn maps which are available through that year. The secondary residence at the rear of the property likely served as a barn/ garage throughout much of its history. Interestingly, though, the 1899, 1904, and 1908 Sanborn maps indicate that it served as a dwelling during those years.**
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**

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35. Historical background:

**The West Telluride Addition was platted in 1891, and residential development throughout the neighborhood began to occur that same year. By the end of 1892, five houses had been built here in Block 4, on the north side of West Colorado Avenue between Aspen and Townsend Streets. These were respectively located on lots one and two, on lots three and four, and on lots five, ten, fourteen and fifteen. By the end of 1899, another six homes had been erected on this block, leaving only lots eleven, twelve, thirteen, sixteen and seventeen not yet developed. Another three residences had been built by the summer of 1908, with this block then boasting fourteen residences facing onto West Colorado Avenue, and with only two lots still undeveloped. This residence, primarily located on Lot 5, was among the first group of houses built in this block, in 1891 or 1892. Information regarding the families and individuals who lived here in the late 1890s and early 1900s has not been uncovered. In 1986, this property was owned by Larry Leonard of Telluride.**

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.**

**Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>**

### 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

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39. Area(s) of significance: **Architecture, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National:  State: Local:

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development beginning in the late 1890s. The house is also architecturally significant for its Late Victorian era architectural characteristics, and because it is a representative, gabled-T plan, wood frame dwelling, built in the early 1890s, during the height of Telluride's mining boom. As such, The primary residence and the secondary residence should be considered "contributing" resources within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This 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 small older addition to the rear elevation is quite compatible with the house's original construction. The house's physical integrity has been slightly diminished by the probable alteration of some window openings. The integrity of the secondary building on the alley has been somewhat diminished by the construction of a carport addition to its east elevation.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

#### RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 252-257** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **07/31/2007; revised 4/10/2012** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**  
**Timothy Wilder**
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

