

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.1565/THLS208&210**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **House**
- 6. Current Building Name: **Cohen Family Trust House**
- 7. Building Address: **432 W. Colorado Avenue**
- 8. Owner Name and Address: **Cohen Family Trust of 1991  
24858 Malibu Rd  
Malibu, CA 90265**

Parcel number(s):	<b>456536319002</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District Shed and Garage - Contributing</b>
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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252698 mE** **4202452 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 32, 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: **Length: 47 feet x Width: 20 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Fence**  
**Chimney**  
**Window/Stained Glass**
21. General architectural description:  
**Built just after the turn of the twentieth century, this notable Late Victorian era dwelling includes decorative elements which are representative of the Exotic Oriental Revival style of architecture. Featuring a basic, two-story, rectangular plan, the main portion of the house measures 41' N-S (deep) by 18.5' E-W (across). Not included in these dimensions are a 6' by 11' single-story enclosed rear porch addition to the east end of the south elevation, and a bay window on the west elevation. The house's exterior walls are clad with painted cream white horizontal weatherboard siding, with painted green 1" by 6" corner boards. A Kingpost gable ornament, with stick work and a vergeboard, appears in the upper gable end on the façade (north elevation). The house is set back a short distance from the front sidewalk and historic wrought iron fence parallels the front sidewalk in front of this house and the very similar house next door to the west. A shield centered in the wrought iron fence's gate is inscribed:**

THE  
 STEWART  
 IRON WORKS  
 3RD & CULVERT ST.  
 CINCINNATI, O

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The house is covered by a steeply-pitched front gable roof, with metal roofing material and with painted white, green and salmon color boxed eaves. Two red brick chimneys, with corbelled caps, are located on the roof ridge. A painted green, with white and salmon color wood trim, wood-paneled door, with one upper sash light and with a transom light, enters the east end of the asymmetrical façade (north elevation) from a small concrete porch. A floral swag adorns the center door panel. This porch is covered by a distinctive flared gable hood, with S-shaped brackets with wooden slats, and spindlework. To the west of the entry porch, the façade wall is penetrated by a 1/2 single-hung sash first story window, and by a set of paired 1/1 double-hung sash second story windows. A flower box is located beneath the first story window. A canted bay window, with three 1/1 double-hung sash windows, is located on the west elevation. This elevation is also penetrated by a single, 1/1 double-hung sash first story window at its (front) north end, and by one set of paired and one single 1/1 double-hung sash windows. The south (rear) elevation is penetrated by one first story, and two second story, 1/1 double-hung sash windows. A shed-roofed enclosed rear porch addition to the east end of the south elevation is approached on its west side by a set of wood steps leading to a stained natural brown glass-in-wood-frame rear entry door. The enclosed porch addition is penetrated on its south and east elevations by 4-light windows.

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

<b>Garage (THAS #210)</b>
A garage is located near the rear southeast corner of the property. This utilitarian structure is supported by a non-historic concrete slab foundation, and measures approximately 20' N-S by 12' E-W. Its walls are made of vertical wood planks, mostly covered with rusted corrugated metal. Board and batten appears in the upper gable end on the south elevation, and on the east elevation, however. The garage is covered by a gable roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A corrugated metal-clad garage door faces the alley on the south elevation.
<b>Shed (THAS #208)</b>
A shed, which measures approximately 8' N-S by 20' E-W, is located west of the garage, straddling the property line between this property and the property next door to the east. This historic structure features unpainted vertical wood plank walls, and a shed roof covered with corrugated metal roofing material laid over 1x wood decking. A vertical wood plank door enters the shed on its north elevation.

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: 1901  
Source of information: Sanborn Insurance maps, December 1899 and July 1904; San Miguel County Assessor records.
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:  
San Miguel County Assessor records list 1901 as this house's year of construction. Sanborn Insurance maps provide corroborating evidence that the house was built sometime between December 1899 and July 1904. Later Sanborn maps indicate that the enclosed shed-roofed rear porch was added to the original dwelling between 1908 and 1922. This house and the house next door to the west at 436 W. Colorado Avenue (5SM.1566) were built at the same time and are mirror images of each other.
30. Original location:  Moved: Date of move(s):

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### 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
35. Historical background:  
Sanborn Insurance maps and San Miguel County Assessor records reveal that this house and the house next door to the west at 436 W. Colorado Avenue (5SM.1566) were both built in 1901. Information regarding the families and individuals who lived in these houses during the early 1900s has not been uncovered.
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>

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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:                    **Architecture, Settlement**

40. Period of significance:                    **1878-1913**

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

42. Statement of significance:

**This building is historically significant for its association with Telluride's residential development beginning just after the turn of the twentieth century. It is also architecturally significant for its late Victorian-era architectural characteristics, including Exotic Oriental style details in the front porch roof. This building, therefore, should be considered a contributing resource within the Telluride National Historic Landmark District. Both the shed and garage are a contributing resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property 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. There have been no adverse additions or alterations to the house or outbuildings subsequent to their original construction.**

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### 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  Noncontributing N/A:

### VIII. RECORDING INFORMATION

- |                           |   |               |   |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | <b>CD # 5, Images 28-40</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>06/30/2008; 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

