

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.1596/THAS47**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Cohen House**
- 7. Building Address: **437 W. Colorado Avenue**
- 8. Owner Name and Address: **The Cohen Family Trust of 1991  
24858 Malibu Rd.  
Malibu, CA 90265**

Parcel number(s):

<b>456536314014</b>



THLD RATING:

**Primary - Contributing to District  
Shed - Contributing**

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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** **252712 mE** **4202511 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 10, 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 51 feet x Width: 19 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Hip-on-gable Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Ornamentation/Decorative Shingles**  
**Fence**  
**Window/Stained Glass**
21. General architectural description:  
**This is a single-story, wood frame, dwelling which measures 51' N-S (deep) by 19' E-W (across). It is supported by a low, unpainted, coursed sandstone foundation, and its exterior walls are clad with painted white horizontal weatherboard siding with painted black 1" by 4" corner boards. The house is covered by a moderately-pitched gable and hip roof, with metal roofing material and with painted black and white boxed eaves. Painted white variegated wood shingles appear in the upper gable end on the façade (south elevation). The dwelling features an asymmetrical façade which faces toward Colorado Avenue on the south elevation. A painted red wood-paneled door, with one upper sash light and with a transom light, enters the house from a 15' by 5' front porch at the east end of the façade. This porch is approached by six wood steps, and features a tongue-in-groove wood floor, painted white bracketed columns, with painted red and green trim, and a shed roof. A distinctive single-hung sash window, with stained glass Queen Anne lights, and with a painted red wood frame and a painted black wood surround, penetrates the façade wall to the west of the porch. Windows on the home's secondary elevations are predominantly 1/1 double-hung sash with painted red wood frames and painted black wood surrounds. A rear entry door is located at the north end of the east elevation.**
22. Architectural style: **Late Victorian**  
 Building type:

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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:

<b>Shed (THAS #47)</b>
<p>A small wood frame shed, which measures approximately 8' by 8', is located near the rear of the property. This small structure is supported by a wood timbers on bricks foundation, and its exterior walls are made of painted white board and batten. It is covered by a shed roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A wood-paneled door enters the south elevation from the backyard.</p>

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1896**      Actual:
- Source of information:    **Sanborn Insurance maps, February 1893 and December 1899; 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 1893 as this house's year of construction. Sanborn Insurance maps, meanwhile, indicate that this property was initially developed, with the construction of a small dwelling, prior to 1890; however, the Sanborn maps also indicate that the extant dwelling dates from between 1893 and 1899. The most recent (1922) Sanborn map depicts a "shed" at the rear of the property; however, the extant shed (THAS #47) does not appear to be as large as the shed depicted on the Sanborn map.**
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, on Lot 10 was among those built between 1893 and 1899. Information pertaining to the families and individuals who lived in this house in the late 1890s and early 1900s has not been uncovered. In 1986, this property was owned by Ruby Bates 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 as a representative late nineteenth century vernacular wood frame dwelling, with modest Late Victorian era details. Displaying good integrity, the primary residence and the shed should be rated as a "contributing" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This house 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. Alterations to the historic dwelling are relatively modest and are complementary to the original construction. Overall, a sense of time and place of a modest dwelling dating from the days of Telluride's mining boom in the 1890s is still very much in evidence.**

### 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): **CD #5, Images 226-233** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
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

