

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.1719**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **EDJ Telluride LLC House**
- 7. Building Address: **470/472 W. Columbia Avenue**
- 8. Owner Name and Address: **EDJ Telluride LLC  
20 Park Ave  
Bronxville, NY 10708**

Parcel number(s):

**456536304010**

<b>456536304010</b>



THLD RATING;

**Primary – Non-Designated – New Construction**  
**Secondary Residence – Non-Designated – New Construction**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252657 mE** **4202573 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 21, 22, 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: **4075 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers, Fence**
21. General architectural description:  
**This large-scale modern residence is supported by a poured concrete foundation which is faced with a sandstone veneer. Its exterior walls are clad with painted yellow horizontal wood siding with painted beige 1" by 4" corner boards, although painted yellow board-and-batten appears in the upper gable ends. The roof is a steeply-pitched cross gable with metal roofing material and painted cream yellow boxed eaves. Three shed-roofed dormers, each with two 2/2 double-hung windows, are on the south-facing roof slope. Another shed-roofed dormer is on the west-facing roof slope. Windows throughout the residence are also primarily 2/2 double-hung sash with painted cream white wood frames and surrounds. The house's symmetrical facade faces Columbia Avenue on the north elevation. A stained brown wood-paneled door, with a long upper sash light and flanking sidelights, enters the center of the facade from an open front porch. This L-shaped porch covers nearly all of the facade and wraps around to connect with another porch on the west elevation, facing Townsend Street. The facade porch features a wood plank floor, an open wood railing, and a low-pitched hipped roof with a centered intersecting gable. A painted white wood-paneled door, with two narrow upper sash lights, enters the house from the porch on the west elevation. This porch is covered by a shed roof.**
22. Architectural style: **Modern Movements / Neo-Victorian**  
 Building type:

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23. Landscape or special setting features:

**This well-maintained property is at the southeast corner of Townsend Street and Columbia Avenue. A planted grass lawn surrounding the house is nicely landscaped with an abundance of wildflowers and an aspen tree. A sandstone retaining wall topped by a metal fence with cannonball finials parallels the front sidewalk along Columbia Avenue.**

24. Associated buildings, features or objects:

**Secondary Residence / Garage (472½ W. Columbia Avenue)**

**A secondary residence, which measures approximately 24' by 30', is at the south end of the property. This 1½-story dwelling rests on a poured concrete foundation, and its exterior walls are made of stained brown board-and-batten. The roof is a moderately-pitched cross gable with corrugated metal roofing material. A garage is incorporated into the lower level of the east end, with a garage door facing the alley at the east end of the south elevation. A set of paired entry doors open onto a small wood deck on the south elevation. An enclosed shed-roofed porch is on the west elevation where a stained brown wood-paneled door enters the dwelling.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **2008**  
 Source of information:      **Town of Telluride Building Permit #s 2006083 and 2006136**
26. Architect:                      **Tommy Hein**  
 Source of information:      **Town of Telluride Building Permit #s 2006083 and 2006136**
27. Builder:                        **Allison Construction**  
 Source of information:      **Town of Telluride Building Permit #s 2006083 and 2006136**
28. Original owner:              **Rebecca and J. Michael Jusbasche**  
 Source of information:      **Town of Telluride Building Permit #s 2006083 and 2006136**

29. Construction history:

**This lot was initially developed in 1919 with the construction of a 1½-story dwelling with a gambrel roof. That house stood for eighty-seven years before it was razed in July 2006, to make way for construction of the primary residence and secondary residence now extant on the property. Construction on the two modern residences was begun in the summer of 2006, however, certificates of occupancy were not issued until March 2008. The primary residence was built under Town of Telluride Building Permit #s 2006083 and 2006136. The secondary residence was built under Building Permit #2006107.**

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 Residence**

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35. Historical background:

**This property was first developed in 1919 with the construction of a 1½-story gambrel-roofed residence. Biographical information pertaining to individuals and families associated with that residence during the late 1800s and the early decades of the twentieth century has not been uncovered. Gary and Claire Bennett owned the property in the mid-1980s. The extant primary residence and a secondary residence were constructed between 2006 and 2008. The property has been owned by the Jusbasche family of Houston, Texas from that time to the present.**

36. Sources of information:

**“San Miguel County Assessor Data Site.” <http://sanmiguel.valuwest.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

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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:

**Completed in 2008, this residence and an accompanying secondary residence are well under fifty years of age. As such, they are not associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. This property is ineligible for inclusion in the National and State Registers, and both the primary and secondary residence are rated non-designated structures within the 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. The primary residence and a secondary residence are little changed from their original construction in 2006-2008. The property's historic residence, built 1919, was razed to make way for the new construction.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Not Eligible / 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): **CD #7, Images 88-92** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **June 14, 2011** **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

