

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.1808**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Zott House**
- 7. Building Address: **509 E. Columbia Avenue**
- 8. Owner Name and Address: **David J. Zott Revocable Trust  
810 S. Clay  
Hinsdale, Illinois 60521**

Parcel number(s):

<b>477901106002</b>



THLD RATING:

Noncontributing Without Qualifications

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253465 mE** **4202337 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 5, 6, Block 17**  
 Addition: **East Telluride Addition** Year of addition: **1898**
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: **1344 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Dormer, Garage/Attached Garage, Fence**
21. General architectural description:  
**This 1½-story, hipped-roof, wood frame dwelling features a rectangular plan which measures 28' N-S (deep) by 24' E-W (across). A single-story enclosed shed-roofed rear porch, which measures 4' by 10', is not included in these dimensions. The house is supported by an unpainted stone foundation, while its exterior walls are clad with white horizontal vinyl siding. The hipped roof is covered with red metal roofing material, and the eaves are clad with vinyl. A large non-original gabled dormer, with four rectangular windows and two triangular windows, overlooks the facade on the south-facing roof slope. A smaller gabled dormer, with two rectangular windows and two triangular windows, is on the north-facing roof slope. A stone fireplace chimney is on the east elevation. A painted white wood-paneled door, with one upper sash light and with a covered transom light, enters the facade from an uncovered front porch. The porch is approached by eleven concrete steps, and features a wood plank floor and a painted white open wood railing. At one point in time, a garage was incorporated into the house's basement level; however, it is no longer used as such. A set of paired corrugated-metal clad garage doors (no longer in use) are located at basement level beneath the front porch. A former driveway leading to the garage doors is flanked by a stone retaining wall. A rear entry door, covered by a white synthetic storm door, enters the enclosed rear porch on the north elevation. A band of three single-light fixed-pane windows penetrate the facade wall east of the front door. Windows elsewhere are primarily 1/s double-hung sash with painted white wood surrounds.**
22. Architectural style:  
 Building type: **Hipped Roof Box**

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23. Landscape or special setting features:

**This property is located on the north side of E. Columbia Avenue in the block between Maple and Hemlock Streets, near the east end of the Telluride National Historic Landmark District. A low stone retaining wall parallels the front sidewalk. A painted white picket fence encloses a planted grass lawn. Pandora Street is above the dwelling to the north.**

24. Associated buildings, features or objects: **N/A**

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1920**  
 Source of information: **Sanborn Insurance map, October 1922; Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.**

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 and Sanborn Insurance maps indicate that this dwelling was erected in 1920. Alterations to the building in the years prior to 1986 include: a new open front porch, an enclosed shed-roofed rear porch, a large gabled dormer overlooking the facade, a stone fireplace chimney, some altered windows, the application of asbestos shingle siding. Subsequent to 1986, the house was sided with vinyl.**

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**

35. Historical background:

**San Miguel County Assessor records and Sanborn Insurance maps indicate that this house was constructed in 1920. Biographical information relating to persons associated with the property through the 1970s has not been uncovered. Carol McDuffee, of Pasadena, California, owned this property in the 1980s.**

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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

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 dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1920. The house is also architecturally significant for its hipped-roof plan, which is somewhat rare in Telluride, and for its modest size and scale which is typical of working-class houses built in Telluride during the late 1800s and early 1900s. However because it was built after the Telluride National Historic Landmark District's period of significance, and due to a loss of integrity, the dwelling rates as a "noncontributing without qualifications" resource within the Landmark District.**

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43. Assessment of historic physical integrity related to significance:

**This dwelling displays a somewhat 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 original dwelling (as described above in sections 21 and 29) have diminished the historic building's integrity. As a result, this property no longer fully conveys a sense of its historic and architectural significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**

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): | <b>CD #7, Images 372-374</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 10, 2011; revised April 12, 2013</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

