

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH use only)

OAHP1403
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.1721**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Rolfs House**
- 7. Building Address: **522 W. Columbia Avenue**
- 8. Owner Name and Address: **Theodore and Julia Rolfs
6264 N Brumder Dr
Hartland, WI 53029**

Parcel number(s):

456536315004



THLD RATING:

Primary & Secondary/Garage - Non-Designated – New
Construction
Shed - Contributing

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252587 mE** **4202598 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 34, 35, Block 9**
 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: **3581 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormers, Garage / Attached Garage**
21. General architectural description:
Completed in 1909, this is a 1½-story front gabled dwelling of wood frame construction. The house is supported by a poured concrete foundation, while its exterior walls are clad with horizontal wood siding with 1" by 4" corner boards. An asymmetrical facade faces toward Columbia Avenue on the north elevation. The front door enters the west end of the facade from an open front porch. The porch features an open wood railing, squared post supports, and low-pitched hipped roof with an intersecting gable over the entry at the west end. The south (rear) elevation features a walkout basement level.
22. Architectural style: **Modern Movements / Neo-Victorian**
 Building type:
23. Landscape or special setting features:
This well-maintained property is located on the south side of W. Columbia Avenue, the fifth house west of Townsend Street. A coniferous tree is near the front northeast corner of the front yard.

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24. Associated buildings, features or objects:

<u>Shed (THAS #21)</u>
A historic shed (THAS #21) is located near the rear southeast corner of the property. This structure measures approximately 10' by 6', and it is supported by a poured concrete slab foundation. The exterior walls are made of stained brown vertical wood planks, and it is covered by a shed roof with corrugated metal roofing material laid over 1x wood decking. A vertical wood plank door, side-hinged with metal strap hinges, enters the west elevation. A small single-light window penetrates the north elevation.
<u>Secondary Residence / Garage</u>
A modern secondary residence / garage is also located at the rear of the property. This building's ground floor level comprises a single-stall garage, while the upper half story is a residence. The garage's exterior walls are made of stone, while the upper half story walls are made of stained brown vertical wood siding. The building is covered by a gabled roof with decorative purlins and a ridge pole, with knee braces, in the upper gable end.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **2009**
 Source of information: **Town of Telluride Building Permit #2008107**
26. Architect: **Bercovitz Design**
 Source of information: **Town of Telluride Building Permit #2008107**
27. Builder: **Dallas Divide Construction**
 Source of information: **Town of Telluride Building Permit #2008107**
28. Original owner: **Nicholas and Sandra Mazzocchi**
 Source of information: **Town of Telluride Building Permit #2008107**
29. Construction history:
Sanborn Insurance maps and San Miguel County Assessor records reveal that this property was first developed in 1901 with the construction of a small front gabled wood frame dwelling. That house was removed in 2007 or 2008 and replaced with the extant dwelling which was completed in September 2009. The secondary residence / garage at the rear of the property was also constructed at about the same time.
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 1901 with the construction of a small wood frame, front gabled, 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. Brian and Susan McCormick owned the property in the mid-1980s. Other owners in the 1990s and early 2000s include Cindy A. Ryan and Ann T. Siner. The extant primary residence and a secondary residence were completed in 2009 after the original dwelling had been razed. Nicholas J. and Sandra J. Mazzocchi, who are the current owners, purchased the property in November 2007.

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
 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**

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42. Statement of significance:

Completed in 2009, this residence and an accompanying secondary residence / garage 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. These buildings are ineligible for inclusion in the National and State Registers, and they are non-designated structures within the Landmark district. A historic shed (THAS #21) rates as a contributing resource within the 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 /garage are unchanged from their original construction in 2009. The property's historic residence, built 1901, was razed to make way for the new construction. The historic shed (THAS #21) displays high integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not Eligible**

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: Primary
Contributing Shed

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 96-100	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	August 4, 2011		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams Timothy Wilder		Telluride, CO 81435
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map

