

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.1686**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Gluckstern House**
- 7. Building Address: **301 N. Oak Street**
- 8. Owner Name and Address: **Judith O. Connor Gluckstern, c/o Ajax Capi
P. O. Box 2280
Telluride, CO 81435**

Parcel number(s):

456536407009



THLD RATING:

Primary - Supporting to District
Garage – Non-Designated – New Construction

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252908 mE** **4202626 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 1A, Block 3**
 Addition: **Dakota Addition** Year of addition: **1901**
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): **Irregular Plan**
15. Dimensions in feet: **Length: 60 feet x Width: 28 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
21. General architectural description:
This building consists of a historic, 1890s, 2.5-story cross-gabled dwelling, with a large, circa 1997 addition to its west (rear) elevation. The original dwelling measures 28' N-S (across) by 28' E-W (deep), including an 8' by 8' cutaway front porch at the south end of the east elevation (façade). A narrow 4' by 16' shed-on-hip-roof extension to the original north (side) elevation appears to be an early addition. The circa 1997 addition measures approximately 28' N-S by 32' E-W. The addition is compatible with the original house in terms of its materials, details, and roof pitch; however, it has more than doubled the size of the original house.

The historic dwelling is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted green horizontal weatherboard siding with painted cream white 1" by 4" corner boards. A painted cream color 1" by 8" board with a narrow wood water table separates the foundation from the horizontal weatherboard siding. A wide belt course of painted pale green variegated wood shingles separates the first and second stories on the façade, and variegated wood shingles also appear in the upper gable ends. The façade's upper gable end also displays a large gable ornament with a sunburst motif with colors of the rainbow. The original house's cross gable roof is steeply-pitched, and is covered with wood shingles. The eaves are boxed, with painted cream white trim, and gable dormers, each with a 1/1 double-hung sash window, are located at either end of the south-facing roof slope. A long, low-profile, shed-roofed dormer on the north-facing roof slope is penetrated by four 8-light windows. The house features an asymmetrical façade which faces toward Oak Street on the east elevation. The cutaway porch at the south end of the façade is approached by four wood steps, and features an open wood railing with turned balusters, turned columns with pierced brackets, and is topped by a small intersecting gable.

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A painted cream white, with green trim, wood-paneled door, with one upper sash light and a transom light, leads from the porch into the house. Trim work on the porch is painted purple, red and green. A single-hung sash window with a painted cream white wood frame and surround penetrates the façade's first story wall to the north of the porch. A set of paired double-hung sash window penetrate the façade's second story wall directly above the single-hung sash window.

22. Architectural style: **Late Victorian/Queen Anne**
 Building type:

23. Landscape or special setting features:
This property is located at the northwest corner of Oak Street and Galena Avenue. The small front yard and a narrow side yard along the south side of the house are nicely landscaped with native plants, shrubs and a coniferous tree. Low sandstone retaining walls parallel the sidewalks along Oak Street and Galena Avenue.

24. Associated buildings, features or objects:
Garage
This non-historic wood frame building measures approximately 14' N-S by 22' E-W. It is supported by a concrete slab foundation, and its exterior walls are clad with stained brown vertical wood siding. The garage is covered by a steeply-pitched front gable roof with wood shingles and stained brown boxed eaves. A stained brown horizontal weatherboard garage door faces the alley on the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899**

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:
Sanborn Insurance maps reveal that this dwelling was erected sometime between February 1893 and December 1899. The house in its present form (without the circa 1997 addition) is depicted on Sanborn maps published in 1899, 1904, 1908, and 1922. The earlier 1890 and 1893 Sanborn maps both depict an earlier, smaller, dwelling located closer to the front southeast corner of the property.

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 indicate that the original portion of the dwelling was erected between February 1893 and December 1899. Biographical information about the individuals and families who lived here in the 1890s and early 1900s has not been uncovered.
36. Sources of information:
San Miguel County Assessor records.
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 Whitacre, Christine. Historic Building Inventory Record, May 1986.

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 house is historically significant for its association with Telluride's residential development beginning in the 1890s. With some loss of integrity, the property rates as a "supporting" resource within the Telluride National Historic Landmark District. The garage is non-designated.

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat less than optimal 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. A large 1990s addition to the west elevation is compatible with the original house in terms of its form and materials; however, it is a very large addition, and because the house occupies a corner lot the addition is highly visible. 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**
 Local landmark eligibility field assessment: **Eligible / Supporting 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 #7, Images 157-162** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **10/15/2007; 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**

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Sketch Map



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Location Map

