

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1555**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **H.E. Hebert Livery, et. al.**
- 6. Current Building Name: **Zia Sun Building**
- 7. Building Address: **210-216 W. Colorado Avenue**
- 8. Owner Name and Address: **J and J Telluride Properties, Inc. et. al.
516 and one half Hill Street
Santa Monica, CA 90405**

Parcel number(s):

477901102002



THLD RATING:

Contributing to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section **1**
10. UTM reference (Datum: NAD27)
 Zone: **13** **252910 mE** **4202377 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 30, 32, 34, Block 4**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
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: 111 feet x Width: 48 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Window/Segmental Arch**
Window/Stained Glass
21. General architectural description:
This building consists of three elements: a historic two-story stone structure, which measures 110' N-S (deep) by 30' E-W (across); a two-story garage/office addition to the east (side) elevation of the historic stone building, which measures 56' N-S by 19' E-W; and a relatively small, newer (circa 1970s), triangular-shaped storefront addition to the west elevation of the original building and to the north (front) elevation of the two-story addition. The façade of the original two-story building contains a single storefront, and fronts directly onto the concrete sidewalk which parallels Colorado Avenue on the north elevation. Here, a set of paired, painted blue, wood-paneled doors, with vertically-oriented upper sash lights, transom lights and sidelights, enter the building from within a centered recessed entryway. The entryway is flanked on either side by single-light, fixed-pane, storefront display windows, with transom lights. A painted blue wood-paneled door, with one upper sash light and a transom light, is located at the west end of the façade. This doors leads to an interior staircase ascending to the second story. The façade's doors and windows are divided by painted blue square wood columns, while painted blue wood-paneled kickplates are located beneath the windows. A secondary cornice, with a dentil course, separates the façade's first and second stories. Painted white sandstone columns appear at either end of the façade. The upper façade wall is also made of painted white sandstone, and is penetrated by four 1/1 double-hung sash windows with painted green wood frames, sandstone lugsills, and flat arches. The rear sections of the

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east and west (side) elevations, and the south (rear) elevation are of sandstone construction. A painted red vertical wood plank wagon door, which is partially below grade, and is covered by a segmental stone arch, is located on the south elevation. This wagon door apparently used originally as part of the livery business, enters the basement level. A painted green exterior wooden staircase and porch lead to a painted green glass-in-wood-frame door which enters the main level on the south elevation. The south elevation is also penetrated by two narrow 1/1 double-hung sash windows, with painted buff red wood frames, and sandstone lugsills.

The two-story addition to the east elevation features coursed sandstone walls and a flat roof. Its second story walls are clad with white pressed metal siding with a faux stone pattern.

The triangular-shaped, 1970s, storefront addition is presently occupied by Old World Flowers and Antiques. A set of paired glass-in-wood-frame doors, with sidelights and a slender transom light, enter the building from within a centered recessed entryway. This entryway, which faces northeast, is flanked on either side by a large single-light fixed-pane display window, with painted green wood frames. The triangular-shaped roof is penetrated by two bubble skylights, and features an intersecting gable above the entry.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**

Building type:

23. Landscape or special setting features:

This property is located on the south side of Colorado Avenue, in the block between Fir and Oak Streets.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:
- Source of information: **Sanborn Insurance maps, August 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: **H.E. Hebert (probably)**
- Source of information: **Sanborn Insurance map, December 1899.**
29. Construction history:
- Sanborn Insurance maps indicate that this property was first developed with the construction of the H.E. Hebert's livery business prior to 1886. The main, historic, two-story portion of the extant building probably dates from between 1893 and 1899, however. The 56' by 19' addition to the east elevation is not depicted on the 1922 Sanborn map, indicating it was built sometime after that date. The small, triangular-shaped storefront addition was reportedly built in the 1970s. Historic photos and oral sources in Telluride indicate that a portion of this property was used as a Conoco filling station between circa 1940 and the 1960s.**

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30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade**
32. Intermediate use(s): **Commerce and Trade/Gas Station**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Two-story, single-storefront, stone masonry commercial building, with additions.**

35. Historical background:

Sanborn Insurance maps reveal that Lots 30 and 32 of Block 4, in Telluride's Original Townsite, was first developed with the construction of a livery building prior to 1886. Historic Telluride Daily Journal articles indicate this was probably the N.E. Hebert Livery. Another source (Historic Telluride in Rare Photographs, by Christian J. Buys), places the "Hebert Feed and Sale Stable" on Pine Street, in the block south of Colorado Avenue. Sanborn maps depict the livery at that location as the "R.N. Rogers Livery" in 1899, and as the "W. Anderson & Co. Livery, Feed & Stable" in 1908. It very possibly may also have been associated with Hebert at some point in time, however.

The 1886 and 1890 Sanborn maps depict the "Livery" located here, on Lots 30 and 32 of Block 4, with corrals to the south and east, and with a "Hay and Grain W. Ho." located to the east at the corner of Colorado Avenue and Fir Street (where the San Juan Hardware Company/ Tomkins Hardware Company building was erected circa 1892 (5SM.1554)). The livery business existed at this location through at least 1899; by then, however, the adjacent lots were being developed for other commercial uses. In addition to the brick San Juan Hardware Company building on Lots 36 and 38 at the corner, by 1899, Lots 30, 32 and 34 had seen the construction of a dry goods and millinery shop, and a bowling alley. By 1904, the livery no longer existed here, having been replaced by a hardware store which joined the dry goods and millinery shop, and bowling alley. In later years, from the circa 1940s through the 1960s, a Conoco filling station was located on this property. In the mid-1980s, the Zia Sun T-Shirt Shoppe, and the Telluride Institute were located here. Zia Sun "the ultimate source for great gifts and more" was still located here in 2007, along with Old World Flowers and Antiques.

36. Sources of information:

Buys, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998.

Colorado Business Directory listings for Telluride, 1881-1950.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

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>

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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

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: National: State: Local:

42. Statement of significance:

This property is historically significant for its association with Telluride's commercial development, beginning before the turn of the twentieth century. The main two-story building at this location is also architecturally significant for its relatively rare stone construction. Despite some loss of integrity, this property may be rated as a "contributing" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property 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. The small, triangular-shaped, circa 1970s, addition, compromises the property's integrity to some extent.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

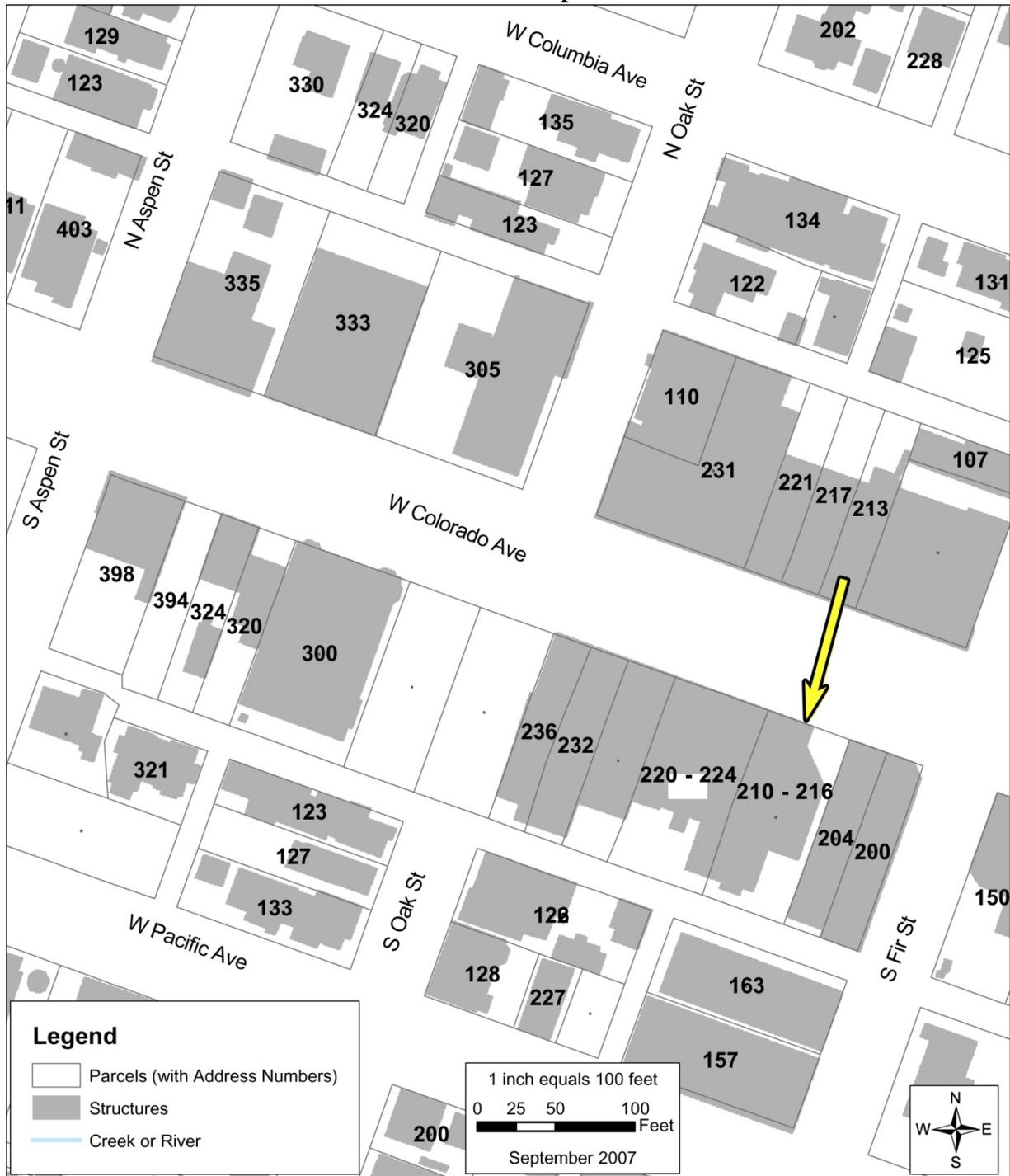
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Contributing to District**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride National Historic 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 #4, Images 104-107** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **06/30/07; 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**

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Sketch Map



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Location Map

