

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

Architectural Inventory Form

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- 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.1559 | Parcel number(s): | 477901121104 |
| 2. Temporary resource number: | N/A | | 477901121103 |
| 3. County: | San Miguel | | 477901121100 |
| 4. City: | Telluride | | 477901121101 |
| 5. Historic Building Name: | Painter Building; Telluride Journal Building | | |
| 6. Current Building Name: | Painter Building; Sunshine Pharmacy Building | | |
| 7. Building Address: | 236 W. Colorado Avenue | | |
| 8. Owner Name and Address: | Thomas E. Hein Jr, P.O. Box 3327, Telluride, CO 81435
Langlade One LLC, P. O. Box 482, Telluride, CO 81435
Painter Building Partnership, 2786 Country Club Way, Montrose, CO 81401 | | |



THLD RATING:

Supporting to District

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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** **252863 mE** **4202392 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 20, Block 4**
 Addition: **Painter Building Condo** Year of addition:
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: **Length: 25 feet x Width: 125 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Roof Treatment/Decorative Cornice**
21. General architectural description:
This single story commercial building is located on the south side of West Colorado Avenue, adjacent to Elks Park in downtown Telluride. The historic portion of the building fronts to Colorado Avenue, and measures 40-feet N-S (deep) by 25-feet E-W (across), while a large two story rear addition to the original south elevation extends the building toward the alley. The historic building is supported by a sandstone foundation, which increases in height from north to south as the ground slopes in that direction. The historic facade fronts directly onto the concrete sidewalk which parallels Colorado Avenue on the north elevation. The facade is symmetrical, with a single storefront (for many years, Sunshine Pharmacy). A set of paired glass-in-wood-frame entry doors are located within a recessed, centered, entryway, which is flanked on either side by fixed-pane 4-light display windows with painted green wood frames and wood-paneled kick plates. Fluted metal columns appear at either end of the facade, and in between the entryway and the storefront display windows. The upper facade wall is clad with stained brown horizontal wood siding. A bracketed metal cornice, atop a parapet, extends well above the roof line on the facade. Hidden behind the parapet, the roof is flat, with lower stepped parapets located along the east and west (side) elevations. A secondary metal cornice divides the upper and lower portions of the facade. The original portion of the west (side) elevation is clad with painted or stained brown horizontal wood siding with painted purple 1" by 4" corner boards. Three 2/2 double-hung sash windows, with painted purple wood frames and painted green wood surrounds, penetrate the original west elevation wall. The original east (side) elevation

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abuts the building at 232 W. Colorado.

A large two story wood frame addition covers the original south (rear) elevation, and extends the building nearly to the alley. The addition's west elevation features painted salmon color horizontal wood siding, with painted purple corner boards. The addition's west elevation is penetrated by multiple 1/1 double-hung sash windows, with painted purple wood frames and painted green wood surrounds. The addition's foundation (probably concrete) is clad with a coursed stone veneer. Entry doors along the west elevation provide access to Tommy Hein Architects, Sunshine Pharmacy (side entry), and the Chiropractic Center. Another entry door, located at the west end of the addition's south elevation provides access to Telluride Slope Style.

Details on the facade were primarily painted purple at the time the building was photographed in May 2007; however, the facade details were being painted green when the building was field surveyed on June 27, 2007.

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

Building type:

23. Landscape or special setting features:

This building is located at the southeast corner of Colorado Avenue and Oak Street in downtown Telluride. Oak Street has been vacated at this location to provide for a small park and pedestrian plaza. The Sheridan Block is located directly across Colorado Avenue to the north.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: 1886 Actual:
 Source of information: Sanborn Insurance map, August 1886.
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 indicate that this property was developed prior to 1886. Sanborn maps dated 1886, 1890, 1893, 1899, 1904, 1908, and 1922 all depict a rectangular shaped building at the front of this lot. San Miguel County Assessor records indicate that this original building measured 40' N-S by 25' E-W. The building's use is listed as "Assay Off." on the 1886 map, while the 1890 map lists its use as "Dw'g" (Dwelling). The 1893 map indicates that the west half was an insurance office, that the east half was vacant, and that the Telluride "Journal Printing" facilities were located in the basement. San Miguel County Assessor records also indicate that a 14' by 23' addition was built onto the rear of the original building in 1994. More recent, much larger, additions have extended the building to the alley.

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30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**
32. Intermediate use(s): **Commerce and Trade/Business**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Late 19th century, one story wood frame. single-storefront, commercial building**

35. Historical background:

Sanborn Insurance maps indicate that the original front part of this building was erected prior to 1886, and that it was originally an assay office. For many years, though, the building was associated with Telluride's first newspaper, the *Telluride Daily Journal*. Founded by Charles F. "Dad" Painter in 1881, the *Journal* occupied space in this building as well as in the two-story building next door to the east. That building, at 232 W. Colorado Avenue, later became associated with the *San Miguel Examiner* newspaper. At the turn of the twentieth century, Mr. Painter remained as the *Journal's* publisher and business manager, while Francis E. Curry was the paper's editor. Charles F. "Dad" Painter was born in Ohio in June of 1855, and he came of age in the Buckeye State, before heading west as a young man. He arrived in Telluride in 1880, and became quickly established as one of the community's leading citizens and businessmen. He founded the *Telluride Journal* in 1881, and later spearheaded other successful business enterprises. The Painter family in Telluride, included Charles' wife, Elise (born in Germany, maiden name unknown), a daughter Estelle (born in 1883) and a son, David S. (born in 1885). Charles Painter was also the grandfather of Western historian and author David Lavender.

The weekly *San Miguel Examiner* was established by C.A. Woodmansee and Charles G. Sumner in July of 1897. Born in Ohio in March of 1864, C.A. Woodmansee was established with a wife and young family in Grand Junction by the late 1880s. There, he worked as a printer, and learned the newspaper trade as an employee with the *Grand Junction News*. Following the tragic death of his wife at a relatively young age, Woodmansee left his children in the hands of relatives, and moved to Saw Pit where he published the *Saw Pit Hummer*. Colorado native Charles G Sumner, meanwhile, had become editor of another small regional publication, the *Ophir Mail*. In July 1897, Woodmansee and Sumner pooled their resources and purchased the old *San Miguel Democrat* newspaper in Telluride, changing the publication's name to the *San Miguel Examiner*. The *Examiner* was then published as a weekly newspaper in Telluride until 1929.

In more modern times, the Sunshine Pharmacy has existed in this building since at least the mid-1980s.

36. Sources of information:

Buys, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998, pp. 108, 109. Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride Daily Journal, July 7, 1896, p. 4.

Telluride Daily Journal, July 10, 1896, p. 4.

Telluride Daily Journal, July 18, 1896, p. 4.

Telluride Daily Journal, July 20, 1897, p. 4.

"Important if True." *Telluride Daily Journal*, July 20, 1897, p. 1.

Telluride Daily Journal, August 3, 1897, p. 4.

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

<http://www.photoswest.org>

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Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.

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>

Twelfth Census of the United States, 1900, San Miguel, County, Colorado.

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: **Architecture, Commerce, Industry, Settlement**

40. Period of significance: **1878-1913**

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

42. Statement of significance:

This building is historically significant for its association with Telluride's socioeconomic development, beginning before the turn of the twentieth century. In particular, it is important for its historic associations with Charles F. "Dad" Painter and the Telluride Daily Journal newspaper. The building is also architecturally significant as a representative late nineteenth century single-story commercial building. Due to some loss of integrity, though, this property should now be rated as a "supporting" resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property displays a 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 addition has been built onto the rear of the original building. The physical integrity of the original building has been compromised by the construction of a large rear addition. While its materials are compatible with the original building, the addition is large, and it is highly-visible because the property occupies a corner lot.

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 #5, Images 1-5 | 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
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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Location Map

