

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.1840/THAS195&202&11**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Townsege Telluride LLC Building**
- 7. Building Address: **114 S. Townsend Street**
- 8. Owner Name and Address: **Realty Management Group LLC
3033 E First Ave, STE 300
Denver, CO 80206**

Parcel number(s):

456536319007

456536319007



THLD RATING:

- Primary - Noncontributing With Qualifications**
- Secondary Residence - Noncontributing With Qualifications**
- Garage/Shed - Noncontributing With Qualifications**
- Shed - Noncontributing Without Qualifications**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252625 mE** **4202468 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 21-24, Block 5**
 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: **33' N-S by 39' E-W overall dimensions**
16. Number of stories: **1½**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This building consist of: a main 1½-story section which measures 30' N-S (across) by 26' E-W (deep); a single-story shed-roofed extension to the east elevation which measures 33' N-S by 13' E-W; an enclosed gabled rear porch which measures 5½' N-S by 6' E-W. The building is supported by a low unpainted poured concrete foundation, while its exterior walls are clad with pale yellow horizontal metal siding with vertical blue metal corner pieces. The gable and shed roofs are covered with brown metal roofing material, while the eaves are clad with blue metal. Bubble skylights penetrate the east and west slopes of the gable roof as well as the shed roof over the extension. The building features a symmetrical façade which faces toward Townsend Street on the west elevation. A stained natural brown wood-paneled door enters the center of the façade from a narrow concrete stoop, covered by a steeply-pitched gable hood with knee brace supports. The entry door is flanked on either side by a single-light fixed pane window with flanking narrow 2/1 double-hung sash windows. Two 4x4 horizontal sliding windows penetrate the upper half story on the façade. The north elevation is penetrated by two 4/1 double-hung sash first story windows and two 6x6 horizontal sliding upper half story windows. The south elevation's first story is penetrated by two single-light fixed-pane windows, each with two narrow flanking 2/1 double-hung sash windows. The south elevation's upper half story is penetrated by two 6/6 horizontal sliding windows. The shed-roofed extension primarily features 6-light fixed-pane windows. A stained natural brown solid wood door enters the enclosed gabled porch on the east elevation.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This property is located on the east side of S. Townsend Street in the block south of Colorado Avenue. The house at 470 W. Colorado Avenue is adjacent to the north.

24. Associated buildings, features or objects:

Garage/Shed (THAS #202)

A garage/shed is located adjacent to the alley at the rear southeast corner of the property. This building measures approximately 26' N-S by 18' E-W, and rests on a perimeter walls foundation of stone and poured concrete. The exterior walls are clad with rusted corrugated metal over vertical wood planks, while the roof is a low-pitched side gable with corrugated metal roofing material over 1x wood decking and 2x wood rafters. Two green metal rollaway garage doors, a single diagonal and vertical wood plank door, and a 2-light window, are located on the west elevation. Three 2-light windows penetrate the south elevation, overlooking the alley. This building's north elevation abuts another shed (THAS #11)

Shed (THAS #11)

This shed's north elevation abuts the south elevation of THAS #202 (described above). This shed measures approximately 10' N-S by 20' E-W, and is actually made of two small combined buildings, one with a gable roof and one with a shed roof. Together the two roofs form a saltbox form. The shed is supported by a wood timbers on grade foundation, with a wood plank floor. The exterior walls are made of unpainted vertical wood planks, while the saltbox roof is covered with corrugated metal laid over 1x wood decking and 2x wood rafters. An open doorway is on the west elevation. A window opening, with no panes, penetrates the north elevation. A vertical wood plank door, side-hinged with metal strap hinges, is located on the east elevation.

Secondary Residence (THAS #195)

A 1½-story secondary residence is located northeast of the primary dwelling. This building features stained brown vertical wood plank exterior walls, and a steeply-pitched side gable roof with wood shingles over plywood decking. Two gabled dormers, each with a 4-light window, are located on the south-facing roof slope. A stone chimney is located on the north-facing roof slope. A stained brown wood-paneled door, with six upper sash lights, enters the south elevation from a wood plank porch covered by a shed roof. This porch wraps to cover part of the east elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
- Source of information: **Sanborn Insurance maps, October 1890 and February 1893**
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**

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29. Construction history:

Sanborn Insurance maps reveal that this building was erected between October 1890 and February 1893. The building's footprint appears the same on Sanborn maps from 1890 to 1922. Shed THAS #11 was moved to this location from 533 W. Columbia circa 1991.

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**
Domestic / Multiple Dwelling
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Formerly a single family residence; currently divided into four apartments**

35. Historical background:

Sanborn Insurance maps reveal that this building was constructed circa 1892. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. The building is labeled "Furn'd Rms." (Furnished Rooms) on some Sanborn Insurance maps, indicating its use as a rooming house during some years.

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.

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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 property is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1892, and for its historic use as a rooming house. Due to a loss of integrity, however, the primary residence, secondary residence (THAS195) and the garage/shed (THAS202) rates as "noncontributing with qualifications" resources within the Telluride National Historic Landmark District. The shed (THAS 11) would be a noncontributing without qualifications" resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This dwelling building displays a 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 historic building include a rear addition, the application of metal siding, altered window openings, and bubble skylights. Due to these alterations, the building no longer fully conveys a sense of its former historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Noncontributing With 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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #6, Images 64-71	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 9, 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



