

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

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.1620**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Telluride Transfer Company Building**
- 6. Current Building Name: **Telluride Transfer Company Building**
- 7. Building Address: **200 W. Pacific Avenue**
- 8. Owner Name and Address: **Zoline Telluride Properties III LLC
c/o Gumbiner Savett et. al. Inc.
516 and one half Hill Street
Santa Monica, CA 90405**

Parcel number(s):

477901138001
477901138009



THLD RATING:

Contributing to District

Architectural Inventory Form

Page 2 of 10

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section **1**
10. UTM reference (Datum: NAD27)
 Zone: **13** **252935 mE** **4202281 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 5, 7, 9 Block 17**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 117 feet x Width: 54 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **N/A**
19. Primary external roof material: **N/A**
20. Special features: **Window/Segmental Arch**
21. General architectural description:
Built in 1906, the Telluride Transfer Company Warehouse is an imposing, two-story, sandstone structure located at the southwest corner of Pacific Avenue and Fir Street. The coursed sandstone walls extend well below grade. The roof was removed several years ago. A blunted (NE) corner entry faces the corner of Pacific Avenue and S. Fir Street. This entry contains a tall plywood-filled door, with a sandstone lintel, and a 1/1 double-hung sash second story window. The long north elevation faces toward Pacific Avenue. A large former wagon door opening is located near the east end of this elevation, is spanned by a segmental sandstone arch. The north elevation is also penetrated by six first story window openings, and six second story window openings, all with sandstone lugsills and lintels. The north elevation's second story is also penetrated by a larger hayloft type opening. The east elevation faces toward S. Fir Street. A large former wagon door opening, spanned by a segmental sandstone arch enters the center of this elevation, and is now inset with a set of non-historic, paired, painted green plywood or particle board doors. The east elevation is also penetrated by three first story window openings, and four second story window openings, all with sandstone lugsills and lintels. The long south elevation also contains a large wagon door opening, with a segmental sandstone arch, near its east end. The south elevation is also penetrated by nine first story window openings, and five second story window openings, all with sandstone lugsills and lintels. Another, larger, hayloft opening, with its diagonal wood planking still intact, penetrates the south elevation's second story. The west elevation faces the alley, and is penetrated by a

Architectural Inventory Form

Page 3 of 10

plywood-filled door opening and one plywood-filled window opening. It appears that the building's windows were primarily 1/1 double-hung sash, however, most windows are now filled with plywood, with most panes and muntins missing. Unsightly heavy black plastic has been draped around the top of the building's walls.

22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

The Telluride Transfer Company Building is an imposing sandstone structure located at the southwest corner of S. Fir Street and Pacific Avenue.

24. Associated buildings, features or objects:

Telluride Transfer Company Grain Warehouse building at 201-235 S. Fir Street (5SM.1623).

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**

Source of information: **"A \$10,000 Stone Building." Telluride *Daily Journal*, June 28, 1906, p. 11.**

26. Architect: **Brown and Craine**

Source of information: **"A \$10,000 Stone Building." Telluride *Daily Journal*, June 28, 1906, p. 11.**

27. Builder: **Brown and Craine**

Source of information: **"A \$10,000 Stone Building." Telluride *Daily Journal*, June 28, 1906, p. 11.**

28. Original owner: **Telluride Transfer Company**

Source of information: **"A \$10,000 Stone Building." Telluride *Daily Journal*, June 28, 1906, p. 11.**

29. Construction history:

The Telluride Transfer Company Building was constructed in 1906. It was built following a destructive fire on November 20, 1905, which destroyed the company's earlier stone warehouse building on this site. The local firm "Brown and Craine (Crain?), Contractors and Builders" was awarded the construction contract for this building on June 22, 1906, as reported by the Telluride *Daily Journal*:

"Brown & Craine, contractors and builders, secured the contract for the erection of the Telluride Transfer company's new stone barn on the corner of South Fir street and West Pacific avenue. The contract was let Friday morning and calls for a building 54x117 feet in round numbers; it is to be two stories in height, with a modern tin roof, and underneath there is to be a large basement. Gray sandstone will be the material used and the finish will be the same as the outside walls in the National bank block. When completed it will house the combined transfer and livery interests of the firm as well as furnish office room headquarters. There are features in the new building of a sanitary order for ventilation which are used in modern liveries in cities now, air ducts at intervals in the walls being built from the ground floor to the topmost wall; there will be an elevator of a large capacity to raise buggies or carriages from the first to the second floor, and comfortable roomy stalls will be built for the horses. Adjoining the office room will be built a large fire proof vault with combination lock and iron door for books and papers.

Architectural Inventory Form

Page 4 of 10

The building will be modern in all its appointments and will cost complete in the neighborhood of \$10,000."

Architectural Inventory Form

Page 5 of 10

The *Journal* subsequently reported on July 3, 1906, that stone work on the building had commenced "under the foremanship of H.T. Wilcox, now of Salida." The newspaper then reported on the building's completion on November 15, 1906:

"The building is 50x117 with two high stories and one of the best basements in the country. There is a basement which runs from the basement floor to the top floor which is large enough to take up buggies and carriages. The basement contains the coal bins and hot air heating plant with hot water tank attached, and rooms for sleds in the summer time when not in use, and is a general storage room. The ground floor is the livery and feed stable and has room for 100 or more horses. There is a harness room and places for saddles, a wash room for buggies and harness fitted with hot and cold water, and the drainage goes direct into the city sewer from the room. The office room is also on this floor, the entrance opening in the corner on south Fir Street and West Pacific avenue. On the second floor the buggies and carriages are kept in the front and in the rear is a hay and grain loft, there being enough room for a train load of hay and an oat bin which holds a car of oats and is connected with the lower floor by a spout."

The building fell out of use in the 1950s, and has been allowed to slowly deteriorate since that time. Its roof collapsed in the spring of 1979. This occurred after the winter of 1978-1979 which was the first winter the building was not heated.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade**
32. Intermediate use(s): **Commerce and Trade**
33. Current use(s): **Vacant/Not in Use**
34. Site type(s): **Telluride Transfer Company livery, warehouse, and office facility.**

35. Historical background:

Erected in 1906, this large sandstone building served as the livery barn, warehouse, and office for the Telluride Transfer Company until the 1950s. Established in the early 1890s, the Telluride Transfer Company was the region's central shipping and receiving point for mining and building equipment, coal, agricultural products, wagons and carriages, horses and mules, and any and all other supplies. Goods received by rail were sold or transferred through this facility to the nearby mines and mills, as well as to the town's merchants, building contractors, and others. In addition to acting as a shipping and receiving center, the company also hauled a variety of freight, including mining supplies, coal and mail.

The Telluride Transfer Company's first stone building at this location was erected in the early 1890s. That building burned in a major fire which occurred the night of November 20, 1905, as reported by the Telluride *Daily Journal*:

"The most serious fire since [the fire of January 13, 1887, which destroyed every building except one on the south side of Colorado Avenue between Fir and Spruce Streets] occurred last night in the burning of the Red Men's opera house, the stone warehouse of the Telluride Transfer

Architectural Inventory Form

Page 6 of 10

company, with several adjoining sheds filled with hay and grain, and partially destroyed several cottages just across the alley to the west. The fire was the fiercest in Telluride's history as a strong wind was blowing down the canon from the east, and for a time it seemed as though it would not be possible to prevent the flames sweeping a swath a block wide to the west down through Finn town to the city limits where there would be nothing more to burn."

When it was completed in November of 1906, this building was the centerpiece of the Telluride Transfer Company's complex which occupied the entire east half of Block 17. A wagon or truck scale was located on the south side of Pacific Avenue, adjacent to the east end of this building's north elevation. Gasoline pumps were also later located on the building's Pacific Avenue side. In addition to this building, the Telluride Transfer Company complex also included a blacksmith shop (converted into an auto repair shop by 1922), a grain warehouse, a wagon shed, a hay shed, and corrals. Among these other structures, only the grain warehouse now remains at the northeast corner of Fir Street and San Juan Avenue. (It has been recorded separately under site no. 5SM.1623.) This building remained in use as commercial storage and as a filling station until 1978.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"Telluride Suffers Most Destructive Fire For Years." *Telluride Daily Journal*, November 21, 1905, p. 1.

Telluride Daily Journal, June 14, 1906, p. 3.

"A \$10,000 Stone Building." *Telluride Daily Journal*, June 28, 1906, p. 11.

Telluride Daily Journal, July 3, 1906, p. 3.

"Transfer Company's Stone Barn." *Telluride Daily Journal*, November 15, 1906, p. 7.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000, p. 136.

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.

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.

Architectural Inventory Form

Page 7 of 10

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**

40. Period of significance: **1906; 1906 - circa 1955**

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

42. Statement of significance:

The Telluride Transfer Company building is historically significant for the singular role it played in the commercial and residential development of Telluride, as well as the role it played in the industrial and residential development of nearby mining camps, mines and mills, and other nearby towns. As the region's central shipping and receiving center for a wide variety of goods and supplies, the historical significance of this building can hardly be overstated. The building is also architecturally significant for the fine craftsmanship shown in its sandstone masonry walls. The building accrues additional significance because its construction history has been exceptionally well documented. As such, this building may be considered individually eligible for inclusion in the National Register of Historic Places, and in the State Register of Historic Properties; it is also a strongly contributing resource located within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

Although its roof has been missing for several years, and it is suffering from neglect, this building, otherwise, displays a reasonably 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. A sense of time and place of the building's historic use by the Telluride Transfer Company is still in evidence.

The restoration and adaptive reuse of this building should be a high priority for the Town of Telluride.

Architectural Inventory Form

Page 8 of 10

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

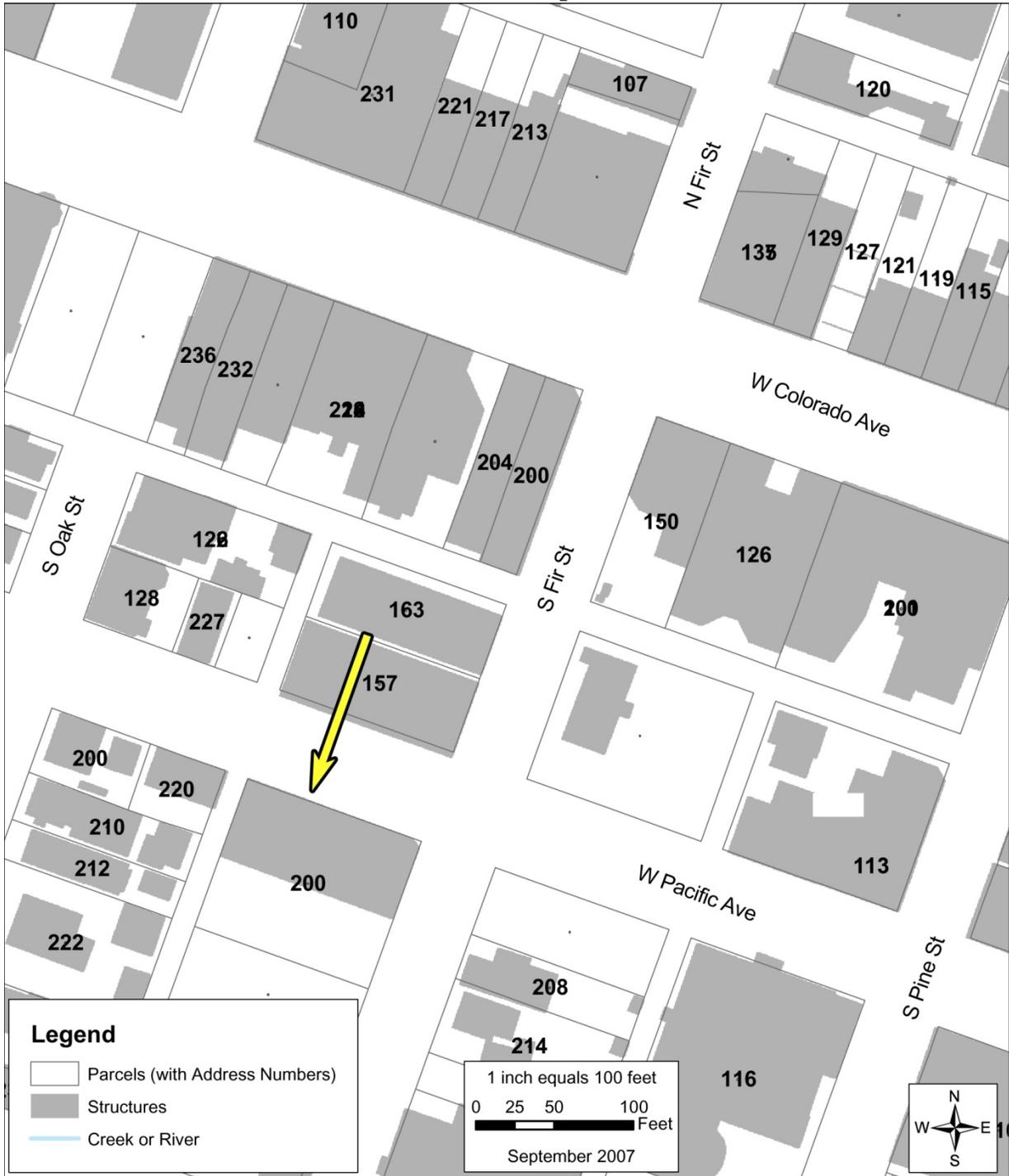
44. National Register eligibility field assessment: **Individually Eligible / Contributing to District**
 Local landmark eligibility field assessment: **Eligible / Contributing to District**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located within the Telluride 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 #5, Images 422-426** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **07/20/2007; 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**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

