

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

Architectural Inventory Form

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FIRST DRAFT 10/15/12

- 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.1642** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Hampton Court Townhouse Condos**
- 7. Building Address: **316/320 W. Pacific Avenue**
- 8. Owner Name and Address:

477901203027
477901203025
477901203026

Kellerhouse, Leland E. Jr. Trust, 2801 Noren Pl., San Diego, CA 92106
Meredith, Kenneth and Meredith, Jamie B., 3722 Wickersham Ln., Houston, TX 77027
Telluride Blue Door LLC, 1545 Cerro Gordo, Santa Fe, NM 87501



THLD RATING:	Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252777 mE** **4202334 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 5A, Block 18**
 Addition: **Hampton Court TH Condo Subdivision** 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): **Irregular Plan**
15. Dimensions in feet: **Length: 22 feet x Width: 16 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material:
20. Special features: **Porch**
21. General architectural description:
In its present configuration, this building consists of: two, historically separate, small, rectangular-shaped wood frame buildings, and a large, taller, two-story L-shaped addition located behind (south) and to the west side of the formerly separate historic wood frame buildings. The two formerly separate historic wood frame buildings each measure 22' N-S (deep) by 16.5' E-W (across), each with a shed-roofed extension on the south (rear) elevation. These two formerly separate buildings front directly onto the concrete sidewalk paralleling Pacific Avenue on the north elevation, and were historically separated by a space of a few feet. This space, however, has been filled by a connecting element, so that the two formerly separate buildings are now joined, and, with the modern addition, are now part of a unified complex named the "Hampton Court Townhouse Condos. The entire complex now comprises three addresses: 316, 316 1/2, and 320 W. Pacific Avenue The historic building to the east has retained its historic address of 316 W. Pacific Avenue. The historic building to the west (previously 320 W. Pacific Avenue) has been assigned the new address of 316 1/2 W. Pacific Avenue. The large, modern L-shaped, two-story, addition now has the address of 320 W. Pacific Avenue. In May 1986, the two historic buildings were surveyed under two separate site numbers: 5SM.1642 and 5SM.1643. Because they are now joined as part of a single unified building, they are now being surveyed under just one site number: 5SM.1642.

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The historic building to the east (316 W. Pacific Avenue) is supported by a low concrete foundation which has been faced with stone. It has painted yellow horizontal weatherboard walls, with painted beige 1" by 4" corner boards. It is covered by a steeply-pitched front gable roof, with metal roofing material and with painted beige boxed eaves. A painted red wood-paneled door, with one upper sash light and with a transom light, enters the west end of the façade from a concrete stoop. The façade wall is also penetrated by a set of paired 1/1 double-hung sash windows, and by a single 1/1 double-hung sash window in the upper gable end. The east (side) elevation is penetrated by one set of paired and one single 1/1 double-hung sash windows. All of this building's windows have painted beige wood surrounds. A non-historic rear entry door enters the shed-roofed extension on the south (rear) elevation.

The historic building to the west (316 1/2 W. Pacific Avenue) is essentially a mirror image of the building to the east. This building is also supported by a low concrete foundation which has been faced with stone. It has painted yellow horizontal weatherboard walls, with painted beige 1" by 4" corner boards. It is covered by a steeply-pitched front gable roof, with metal roofing material and with painted beige boxed eaves. Small non-historic skylights are located near the south end of the east and west facing roof slopes. A painted blue wood-paneled door, with one upper sash light and with a transom light, enters the east end of the façade from a concrete stoop. The façade wall is also penetrated by a set of paired 1/1 double-hung sash windows, and by a single 1/1 double-hung sash window in the upper gable end. The west (side) elevation is penetrated by a set of paired sash windows. All of this building's windows also have painted beige wood surrounds. The shed-roofed extension to this building's south (rear) elevation is now covered by the large L-shaped addition.

The L-shaped, two-story, addition is composed of two rectangular-shaped blocks joined by a connecting element. Each block is supported by a concrete foundation, has painted blue horizontal weatherboard walls, and a steeply-pitched gable roof with metal roofing material and painted white boxed eaves. A stained brown wood-paneled door, with one upper sash light and with a transom light, enters the west end of the north elevation from a 5-step concrete porch covered by a shed roof.

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

Building type:

23. Landscape or special setting features: **This property is located on the south side of Pacific Avenue in the block between Oak and Aspen Streets.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:
 Source of information: **Sanborn Insurance maps, December 1899 and July 1904**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N.A**

28. Original owner: **Unknown**

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Source of information: **N/A**

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29. Construction history:

Sanborn Insurance maps reveal that the two small buildings, now joined as 316 and 316 1/2 W. Pacific Avenue, were built as separate, side-by-side, dwellings between December 1899 and July 1904. These buildings were historically addressed 316 and 320 W. Pacific Avenue. The Sanborn maps also indicate that the shed-roofed extensions to the rear elevations were added to the original buildings between 1908 and 1922. The two small buildings were connected together in 2002, and joined to a large two-story L-shaped building located behind (south) and to the west side of the formerly separate historic wood frame buildings.

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**
 33. Current use(s): **Domestic/Multiple Dwelling**
 34. Site type(s): **Townhouse/Condominium; formerly two single dwellings**

35. Historical background:

Sanborn Insurance maps reveal that the two small buildings, now joined as 316 and 316 1/2 W. Pacific Avenue, were built as separate, side-by-side, dwellings between December 1899 and July 1904. Biographical information about the families and individuals who lived in the dwellings in the 1890s and early 1900s has not been uncovered. San Miguel County Assessor records indicate that Frank Lopez owned at least one of the buildings between circa 1962 and 1978. The property was next owned by Donald E. Ralke, between circa 1978 and 2002. An entity known as Oak Street Crossing, LLC purchased the property in May of 2002; soon afterward, the two small buildings were joined and the addition was constructed. Another company, Hampton Court Development, then acquired title to the property in February of 2003, naming the property "Hampton Court Townhouse Condos". As of 2007, the entire building is divided into three separate units, owned respectively by Leland E. Kellerhouse, Jr., John DeC Blondel, Jr., and Pacific Street Partners, LLC.

36. Sources of information:

**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.**

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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: **Architecture, Settlement**

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

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

42. Statement of significance:

These two formerly separate, small side-by-side dwellings are historically significant for their association with Telluride's residential development during the early 1900s. They are also architecturally significant for their representative wood frame front gabled architectural plans. Despite some loss of integrity (caused by the construction of a 2002 addition), this property retains sufficient integrity to rate as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal level 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 physical integrity of the two historically separate buildings was compromised when they were joined together and combined with a larger addition in 2002. The addition, though, is reasonably well executed so that a sense of time and place relative to how the small buildings appeared during the early 1900s remains partially in place.

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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 107-112** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **08/31/2007; 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**

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Sketch Map



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Location Map

