

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Official Eligibility Determination  
(OAHF use only)

OAHF1403

Rev. 9/98

- 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.1839** Parcel number(s):
- 2. Temporary resource no.: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Sand House**
- 6. Current Building Name: **Columbine Condominiums**
- 7. Building Address: **533 W. Pacific Avenue**
- 8. Owner Name and Address: **Sue L Chesler, P. O. Box 2074, Telluride, CO 814352074**  
**Gregory E. Rose & Eric K. Kicherer , 2903 N Racine Ave, Chicago, IL 60657**  
**High Point Properties LLC, P. O. Box 25584, Scottsdale, AZ 85255**  
**Mariza LLC, 2217 Gray Fox Ct., Ann Arbor, MI 48103**  
**Ronald & Patricia Lanquist, 72 Gatewood Dr., Marietta, GA 30068**

<b>456536318031</b>
<b>456536318034</b>
<b>456536318035</b>
<b>456536318036</b>
<b>456536318032</b>
<b>456536318033</b>
<b>Unit A</b>
<b>Unit B</b>
<b>Unit C</b>
<b>Unit D</b>
<b>Unit E</b>



**THLD RATING: Noncontributing Without Qualifications**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252516 mE** **4202475 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 9-11, Block 8**  
 Addition: **Columbine 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: **6187 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Decorative Shingles, Carports**

21. General architectural description:

**The Columbine Condominiums complex consists of a historic (circa 1899) gabled-L plan dwelling, along with related building elements which were constructed in 1993. These include: an addition (joined by a connecting element) to the historic dwelling's west elevation; a separate building west of the historic dwelling, which fronts onto Pacific Avenue, and is joined to the addition by a covered breezeway; two separate condominium units/carports on the alley which are joined by a covered exterior stairwell. Condominium units A and B comprise the historic dwelling; unit C is in the addition to the historic dwelling's west elevation; unit D comprises the building which fronts onto Pacific Avenue, west of the historic dwelling and its addition; units E and Fare on the alley, built above two carports which provide off street parking. The historic dwelling and its addition are described in this section. The complex's other components are described below in section 24.**

**The 1½-story historic dwelling (units A and B) measures 42' N-S (deep) by 20' E-W (across). A single-story hipped-roof porch at the south end of the east elevation, which measures 14' N-S by 6' E-W), is included in these dimensions. The dwelling is supported by a painted green poured concrete foundation, while its exterior walls are clad with painted beige horizontal weatherboard siding with 1" by 4" corner boards. Painted green fish scale shingles appear in the façade's upper gable end, facing Pacific Avenue on the south elevation. A painted green 1x board with a water table lip separates the foundation from the siding. The historic dwelling is covered by a steeply-pitched cross-gable roof, with metal roofing material and with painted white boxed eaves. A beige color**

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paneled door enters the building from the hipped-roof porch at the south end of the east elevation. This porch is partially enclosed, and features painted white turned columns and balusters. Another door, beneath a shed roof supported by turned columns, also enters the east elevation. A non-original (circa 1980s) hipped-roof bay is located on the façade beneath a set of paired 1/1 double-hung sash windows in the upper gable end. Windows elsewhere are also primarily 1/1 double-hung sash with painted white wood frames and surrounds. The south elevation of the connecting element to the addition is stepped back, and is penetrated by a 1/1 double-hung sash first story window and a fixed-pane octagon second story window. The addition (Unit C) features a 1½-story front gabled plan, with an entry door off of the breezeway on the west elevation. The addition's exterior wall and roof finishes are similar to that of the historic dwelling.

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This well-maintained property is located on the north side of West Pacific Avenue in the block between Aspen and Townsend Streets. A fir or spruce tree is located in the planted grass front yard. A narrow grass strip is located between the front sidewalk and the curb.

24. Associated buildings, features or objects:

### Condominium Unit D

This is a large two-story wood frame building, joined by a covered breezeway on its east elevation to unit C which is an addition to the historic dwelling. This condominium unit is supported by a painted green poured concrete foundation, while its exterior walls are clad with painted beige horizontal weatherboard siding. A painted green 1x board with a water table lip separates the foundation from the siding. The roof is a moderately-pitched cross gable, with a lower hipped-roofed section to the rear. The roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A large two-story canted bay on the façade, which faces toward Pacific Avenue on the south elevation, is a prominent architectural feature. The bay is covered by a gable roof and is penetrated by two 1/1 double-hung first story windows and two 1/1 double-hung second story windows. Windows on the side and rear elevations are primarily casements. The primary entry door is from the covered breezeway on the east elevation.

### Condominium Units E and F (533½ W. Pacific Avenue)

These two condominium units are located adjacent to the alley. The ground floor levels of these units consist of two carports with vehicular access via the alley. The two residential units are located above the carports, joined by a covered central wooden staircase. Their exterior walls are clad with painted beige horizontal wood siding, while their roofs are moderately-pitched gables with metal roofing material. Windows are predominantly casement types. Two gabled wall dormers overlook the alley on the east unit's north elevation.

## IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
- Source of information: **Sanborn Insurance maps**
26. Architect: **Original: Unknown**  
**1993 addition: George Greenbank**

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- 
- |  |                       |   |
|--|-----------------------|---|
| Source of information:   | <b>Original:</b>      | N/A                                       |
|  | <b>1993 addition:</b> | Town of Telluride Building Permit #922404 |
| 27. Builder:   | <b>Original:</b>      | Unknown                                   |
|  | <b>1993 addition:</b> | Creative Enterprises – St. Onge           |
| Source of information:   | <b>Original:</b>      | N/A                                       |
|  | <b>1993 Addition:</b> | Town of Telluride Building Permit #922404 |
| 28. Original owner:  | <b>Unknown</b>        |   |
| Source of information:   | <b>N/A</b>            |   |
| 29. Construction history:  |                       |   |
| <p><b>Sanborn Insurance maps and San Miguel County Assessor files indicate that the original dwelling at this location was constructed circa 1899. The remainder of the complex (as described above in section 21) was designed and built in 1993.</b></p> |                       |   |
| 30. Original location: <input checked="" type="checkbox"/> 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):   | Historically a single family residence; a six-unit condominium complex from 1993 to the present. |
| 35. Historical background:  |  |
| <p><b>Sanborn Insurance maps and San Miguel County Assessor files indicate that the original dwelling at this location was constructed circa 1899. Biographical information about the dwelling's earliest owners and residents has not been uncovered. The 1930 census lists Eli Sand and members of his family as the residents at this address. According to that year's census, Eli Sand was born in Finland circa 1878, and immigrated to America in 1902. His wife, Kate, was also born in Finland, circa 1881, and immigrated to America in 1907. Mr. and Mrs. Sand were married circa 1910, and had five children, including four sons and one daughter, at the time of the 1930 census. All born in Colorado, the children were: Reyno (born 1912), Henry (born 1914), Eli Jr. (born 1917), Elizabeth (born 1919), and August (born 1921). The 1930 census lists Mr. Sand's occupation as "Retail Merchant – Grocery." The family was not found in earlier census records, however.</b></p> |  |
| 36. Sources of information:   |  |
| <p><b>"San Miguel County Assessor Data Site." <a href="http://sanmiguel.valuewest.net">http://sanmiguel.valuewest.net</a></b></p> <p><b>San Miguel County Property Appraisal Record.</b></p> <p><b>Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.</b></p> <p><b>Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.</b></p> <p><b>Telluride Historical Museum. <a href="http://www.telluridemuseum.org">www.telluridemuseum.org</a></b></p> <p><b>Town of Telluride Building Department building permit files.</b></p> <p><b>U. S. Census Records.</b></p>  |  |

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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).

**xx** 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: **xx**

42. Statement of significance:

**The original portion of this property is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1899, and for its association with the family of Eli and Kate Sand who were Finnish immigrants. Persons of Scandinavian descent, particularly from Finland and Sweden represented Telluride's largest ethnic population, and contributed significantly to the town's social and economic fabric. They primarily settled in this area along West Pacific Avenue. Due to a substantial loss of integrity, however, this property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property 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. The historic building's integrity was compromised in 1993 when it was converted into condominiums with multiple alterations and additions to the original. As a result, this property no longer conveys a sense of historic or architectural significance.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Noncontributing Without 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:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #6, Images 74-79** 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** **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

