

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.1757**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Courtney House**
- 7. Building Address: **229 N. Pine Street**
- 8. Owner Name and Address: **Sally P. Courtney  
P. O. Box 73  
Telluride, CO 814350073**

Parcel number(s): **456536415029**




**THLD RATING:** **Primary - Noncontributing Without Qualifications**  
**Secondary Residence/Garage – Non-Designated – New Construction**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **253063 mE** **4202518 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 15A, Block 24**  
 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): **Irregular Plan**
15. Dimensions in feet: **2301 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Decorative Shingles**
21. General architectural description:  
**This is a single-story, L-shaped, cross gabled dwelling with a gabled extension to the west (rear) elevation. The house is supported by an unpainted coursed sandstone foundation, while its exterior walls are clad with painted green horizontal wood siding with 1" by 4" corner boards. Painted green fish scale shingles appear in the facade's upper gable end on the east elevation. A painted green 1x board with a water table, separates the foundation from the horizontal siding. The cross gabled roof is covered with wood shingles, and the eaves are boxed with painted green wood trim. A stained brown wood-paneled front door, with four upper sash lights, and with a projecting locking rail, enters the asymmetrical facade from an open front porch. The porch is approached by four wood steps and features a wood plank floor, an open wood railing with turned balusters, turned columns, and a low-pitched gabled roof. A hipped-roof canted bay, with three 1/1 double-hung sash, is located on the facade, north of the entry porch. A large, rectangular-shaped, shed-roofed bay is located on the south elevation. This bay is penetrated by five 1/1 double-hung sash windows. Original windows elsewhere are primarily single and paired 1/1 double-hung sash with painted purple wood frames and painted green wood surrounds.**
22. Architectural style: **Modern Movements / Neo Victorian**
- Building type:

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23. Landscape or special setting features:

This property is located on the west side of N. Pine Street, the second house south of Galena Avenue. The lawn flanking the house is nicely landscaped with native plants, flowers, and large fir and spruce trees. A stone retaining wall parallels the front sidewalk which is approximately two feet above street level.

24. Associated buildings, features or objects:

**Secondary Residence/Garage**

A modern 1½-story secondary residence / garage is located adjacent to the alley at the rear of the property. The ground floor level incorporates space for three vehicles, while the living quarters are in the upper half story. The building has a poured concrete foundation and floor, while its exterior walls are clad with stained brown vertical wood siding with 1" by 4" corner boards. The building is covered by a steeply-pitched hipped roof with intersecting gables. The roof is finished with corrugated metal roofing material, and the eaves are boxed. Two garage doors face the alley on the west elevation: one is a vertical wood plank double overhead garage door; the other is a single corrugated metal clad overhead garage door. An 8-light glass-in-wood-frame door, flanked on either side by a single-light casement window, enters the upper gable end on the north elevation from an elevated upper half story wood porch. A single wood-paneled door, with four upper sash lights, enters the east elevation from the back yard.

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: 1887  
 Source of information: Sanborn Insurance maps; San Miguel County Assessor records
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 and San Miguel County Assessor records document that this house was built in 1887. As depicted on Sanborn maps through 1922, the dwelling included an extension to the west (rear) elevation. The extant extension to the west elevation appears to be of modern construction, however. The Sanborn maps also indicate that the shed-roofed bay on the north elevation is historic, but that the canted bay on the facade was added sometime after 1922. When this property was surveyed in 1987, an older garage (THAS #97) was located at the rear of the property. That structure has been razed, and replaced with a modern three-stall garage, with living quarters in the upper half story over the garage. Historic photos and information provided by owner Sally Courtney reveals that by the early 1970s, the house's exterior walls were clad with nonhistoric asbestos cement siding. The asbestos siding was removed as part of a mid-1970s remodel which significantly altered the building's appearance. After the remodel was completed, the 1986 survey form for this property noted that "all [of] the detail and trim work is new." An oriel window on the façade was among the new details. The house was notably upgraded and extensively remodeled again in 1995-1996, resulting in its current (2013) appearance. The design work at that time was prepared by Sally Courtney, the property owner, and by Telluride architect Marla Croke. Among other alterations, the front porch was reconfigured and the mid-1970s oriel window was enlarged

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into a bay window.

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 / Single Dwelling**  
 34. Site type(s): **Single Family Residence**

35. Historical background:

**Sanborn Insurance maps and San Miguel County Assessor records reveal that this house was built in 1887. Biographical information about families and individuals who lived here through the early decades of the 1900s has not been uncovered. Sally P. Courtney has owned the property since July of 1975 according to San Miguel County Assessor records.**

36. Sources of information:

**“San Miguel County Assessor Data Site.” <http://sanmiguel.valuewest.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](http://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: **Architecture**
40. Period of significance: **1887**
41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

**This house is historically significant for its association with residential development in Telluride dating from the time of its construction in the 1880s. It is also architecturally significant for its gabled-L plan. Due to a substantial loss of integrity; however, this property is not individually eligible for listing in the National or State Registers, and it rates as a noncontributing without qualifications structure within the Telluride National Historic Landmark District. The new secondary residence/garage is non-designated.**

43. Assessment of historic physical integrity related to significance:

**This well-maintained 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 dwelling was altered by the early 1970s, and has subsequently undergone two significant remodels, one in the mid-1970s, and the other in the mid-1990s. Little evidence of the historic dwelling remains, and as a result, this property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District."**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**  
 Local landmark eligibility field assessment: **Not Eligible / 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:

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## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #5, Images 16-21</b>	CDs filed at:	<b>Town of Telluride</b>
48. Report title:	<b>Town of Telluride Re-Survey of Historic Structures</b>		<b>Planning and Building Dept.</b>
49. Date(s):	<b>August 8, 2011; revised 4/12/2013</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams</b> <b>Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court</b> <b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

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## Sketch Map



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## Location Map

