

COLORADO CULTURAL RESOURCE SURVEY

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

Architectural Inventory Form

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- 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.1853**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Lamb House**
- 7. Building Address: **395 N. Pine Street**
- 8. Owner Name and Address: **David E. and Karen M. Lamb
P. O. Box 1834
Telluride, CO 814351834**

Parcel number(s):	456536414013



THLD RATING:	Noncontributing With Qualifications to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253101 mE** **4202601 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 11, 13, Block 1**
 Addition: **Dakota Addition** Year of addition: **1901**
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): **L-Shaped Plan**
15. Dimensions in feet: **2620 square feet**
16. Number of stories: **One (with a two-story addition)**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This residence consists of an original single-story L-shaped, cross-gabled dwelling, with a narrow, rectangular, two-story gabled addition to the west (rear) elevation. The historic building has been raised and placed on a new foundation with a walkout basement level on the south (side) elevation. The foundation wall above grade is faced with stone. A band of projecting windows, covered by a low roof, is located just above the stone foundation facing at the south end of the east elevation (façade). This lower area of the house reportedly used as a hot tub and sunroom. The exterior walls are clad with cream yellow color horizontal siding, with painted brown 1" by 4" corner boards. The original cross-gable roof and the taller gable roof over the addition are both covered with metal roofing material. The eaves are boxed with painted cream yellow and brown wood trim. A painted burgundy and cream yellow wood-paneled door enters the east elevation (façade) from an open shed-roofed front porch. The porch is approached by six wood steps and features a wood plank floor, an open wood railing, and square wood posts which support the shed roof. A rear door enters the addition near the west end of the south elevation. A basement-level entry is also located on the south elevation.
22. Architectural style: **No Defined Style**
- Building type: **Gabled EII**

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23. Landscape or special setting features:

This well-maintained property is located at the southwest corner of Pine Street and Gregory Avenue near the northern end of the Telluride National Historic Landmark District. A small planted grass front yard and side yard north of the house are nicely-landscaped with native plants and flowers. A landscaped strip is located between the front sidewalk and the curb along Pine Street.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
- Source of information: **Sanborn Insurance maps October 1892 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**

29. Construction history:

Sanborn Insurance maps indicate that the original part of this house was an L-shaped building constructed between October 1890 and February 1893. Later Sanborn maps indicate that the original dwelling was slightly enlarged between July 1904 and November 1908. The house was modified prior to 1986, with the construction of a new concrete foundation and basement-level addition. Other alterations, including a narrow, rectangular, two-story gabled addition to the west (rear) elevation, with a walkout basement level on the south (side) elevation date from the 1990s according to Town of Telluride files.

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:

This house 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. Lawrence Wolf owned this property in the 1980s.

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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

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.

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: **Circa 1892**

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

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42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1892. The house is also architecturally significant for its representative L-shaped plan, and for its modest size and scale which is typical of Telluride's residential architecture from the 1890s and very early 1900s. Due to a loss of integrity, however, this property rates as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District. Alterations to the building (as described in section 29 above) are well-executed; however, the number of alterations tip this property into "noncontributing with qualifications" category rather than in the "supporting" category.

43. Assessment of historic physical integrity related to significance:

This residence 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. Alterations to the historic building (as described above in sections 21 and 29) are well-executed, but do detract somewhat from the original construction.

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 With Qualifications 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 400-402	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	August 9, 2011; revised April 14, 2013		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

