

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1788**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Porterfield Building**
- 6. Current Building Name: **Old Stone LLC Building**
- 7. Building Address: **117 N. Willow Street**
- 8. Owner Name and Address: **Old Stone LLC, c/o Berkshire Par  
200 Clarendon Street  
Boston, MA 02116**

Parcel number(s):

<b>477901117010</b>



<b>THLD RATING:</b>	<b>Contributing to District</b>
---------------------	---------------------------------

# Architectural Inventory Form

Page 2 of 7

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** 253207 mE 4202349 mN
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 95, 97, 99, Block 9**  
 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: **1980 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Stone / Sandstone**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney**
21. General architectural description:  
**This 1½-story building features a rectangular plan which measures 30' N-S by 60' E-W. Its walls are made of roughly-coursed sandstone blocks, and it is covered by a moderately-pitched front gabled roof with corrugated metal roofing material. A red brick chimney is at the west end of the roof ridge. The north and south facing roof slopes are both penetrated by three non-historic skylights. Cream color corrugated metal appears in the upper gable ends on the east and west elevations. The building's east elevation (facade) fronts directly onto the concrete sidewalk which parallels Willow Street. A painted green wood-paneled door, with one upper sash light, a transom light, and a sidelight, enters the center of the facade from within what historically was a garage bay door. A vertical wood plank horizontal sliding door (no longer in use) hangs from its historic track hardware at the south end of the facade. Three 1/1 double-hung sash windows penetrate the facade's upper gable end. Doors and windows on the south elevation include: a painted green wood-paneled door with one upper sash light; a set of paired, painted green, glass-in-wood-frame doors, three 1/1 double-hung sash windows, with painted white wood frames and painted blue wood surrounds. Doors and windows on the north elevation, facing the alley, include: a painted blue wood-paneled door with one upper sash light, two 1/1 double-hung sash windows with painted white wood frames and painted blue wood surrounds; a large window opening which has been filled in with painted cream white horizontal weatherboard. The west (rear) elevation is penetrated by two 1/1 double-hung sash first story windows, with painted white wood frames and painted blue wood surrounds, and by a 2-light window in the upper gable end.**

## Architectural Inventory Form

Page 3 of 7

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

Building type:

23. Landscape or special setting features:

**This building fronts directly onto the concrete sidewalk along the west side of N. Willow Street. It is directly south of the alley between Colorado Avenue to the south and Columbia Avenue to the west. This area is near the east end of Telluride's downtown commercial district.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:  
Source of information: **Sanborn Insurance maps; field estimate**

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 reveal that this building was constructed sometime between November 1908 and October 1922. Based on its appearance and construction details, it was most likely built during the early part of that time period. The building was adaptively remodeled during the early 1980s, with modern door and window openings, and retrofitted with new interior spaces.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Warehouse**

32. Intermediate use(s): **Commerce/Trade / Specialty Store (Automobile Repair Garage)**

33. Current use(s): **Education / School**

34. Site type(s): **Historically used primarily as a warehouse and automobile repair garage; presently used by the Ah Haa School for the Arts.**

35. Historical background:

**Sanborn Insurance maps reveal that this building was constructed in the years between 1908 and 1922. Previous Sanborn maps available for this area of Telluride depict this property as undeveloped. Unconfirmed secondary sources and oral tradition holds that this warehouse building was used variously as a livery stable, an assay office, and in association with an undertaking business. In later years, it became an automobile repair garage operated by the Porterfield family. The building was extensively remodeled for adaptive new uses in the early 1980s. It is currently used by the Ah Haa School for the Arts.**

## Architectural Inventory Form

Page 4 of 7

36. Sources of information:

**Colorado Business Directory listings for Telluride, 1881-1950.**

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

**"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.telluridemesuem.org](http://www.telluridemesuem.org)

**Town of Telluride Building Department building permit files.**

**Town of Telluride Planning Department 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

**xx** 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 1910**

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

## Architectural Inventory Form

Page 5 of 7

---

42. Statement of significance:

**This building is historically significant for its association with Telluride's commercial development during the early decades of the twentieth century. It is also architecturally significant for its stone construction. The building lost some measure of integrity when it was adaptively remodeled in the early 1980s; however, it retains sufficient integrity to qualify as a Contributing resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This building 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. The building lost some measure of its physical integrity when it was adaptively remodeled during the early 1980s. A sense of time and place relative to how the building appeared during the early 1900s remains reasonably intact.**

---

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not 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):	<b>CD #7, Images 301-303</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 Department</b>
49. Date(s):	<b>August 10, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

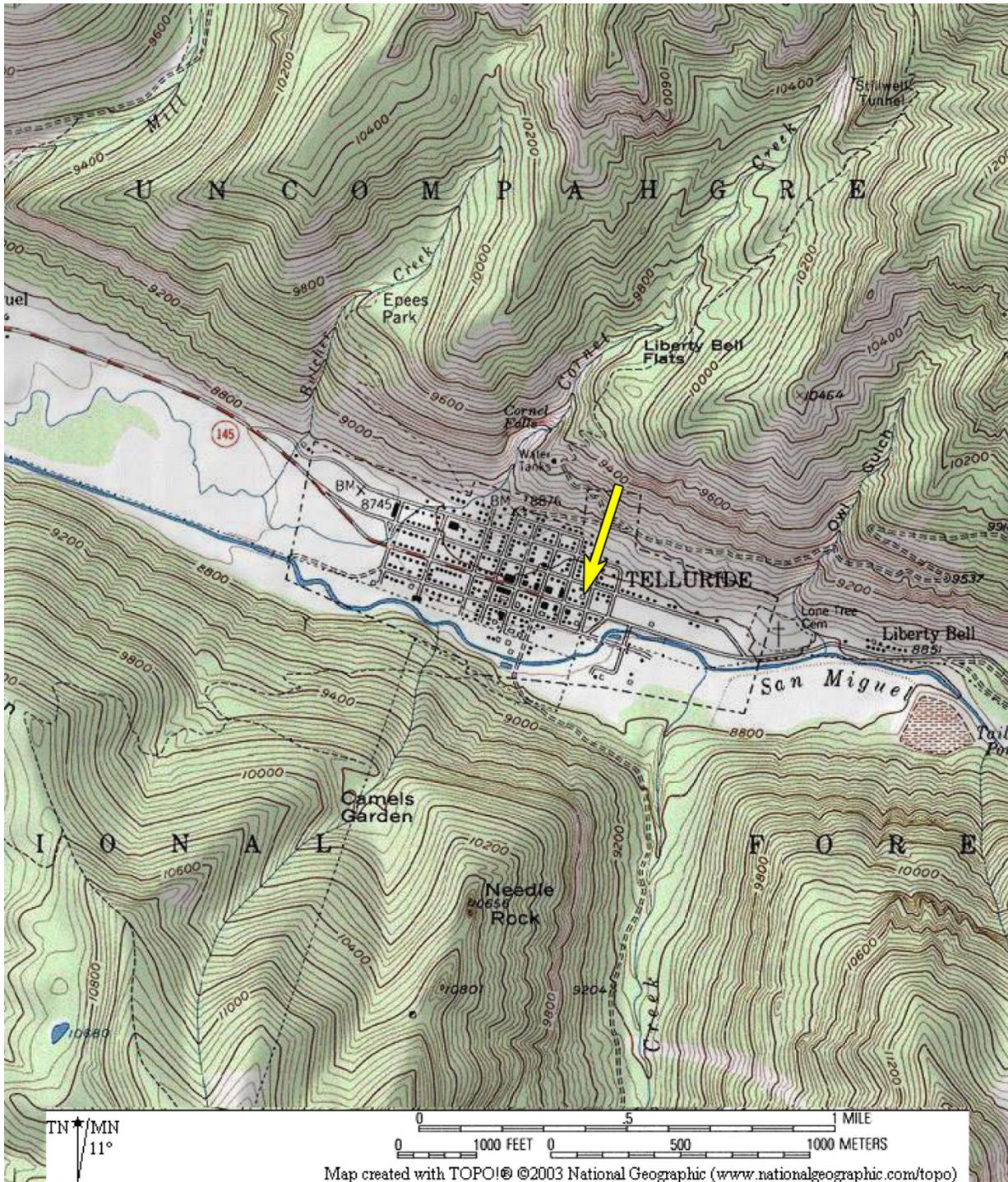
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



Map created with TOPO!® ©2003 National Geographic ([www.nationalgeographic.com/topo](http://www.nationalgeographic.com/topo))