

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.1644/THAS.174**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Alpine Chapel**
- 7. Building Address: **122 S. Aspen Street**
- 8. Owner Name and Address: **Village A CO Non Profit Corp.  
P. O. Box 3536  
Telluride, CO 81435**

Parcel number(s):

<b>477901201012</b>



Dwelling at 122 S. Aspen Street before it was incorporated into the Alpine Chapel building. Photo August 2007.



Dwelling at 122 S. Aspen Street after it was incorporated into the Alpine Chapel building. Photo March 2012.

**Note:** The dwelling at 122 S. Aspen Street was intensively surveyed in August 2007 during phase one of the Telluride Re-Survey of Historic Structures project. The dwelling was renovated and incorporated into the Alpine Chapel, a new building erected subsequent to the time of survey. This form’s architectural description (fields 14-21 below) relate to the dwelling’s appearance as it existed in August 2007. The form’s eligibility evaluation (fields 37-46 below) relates to the dwelling as it exists in April 2012, after it was incorporated into the newly-built Alpine Chapel.

<b>THLD RATING:</b>	<b>Primary - Supporting Shed - Noncontributing Without Qualifications</b>
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### 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** **252770 mE** **4202391 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 19, 20, Block 2**  
 Addition: **West Telluride Addition** Year of addition: **1891**
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: **844 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
21. General architectural description:  
**This is a 1.5-story front gabled wood frame dwelling with single-story shed-roofed extensions to its south (side) and east (rear) elevations. The building's exterior walls are clad with painted beige horizontal wood siding, with painted light brown 1" by 4" corner boards. The gable and shed roofs are covered with corrugated metal roofing material, and the eaves are boxed with painted blue wood trim. A non-historic skylight penetrates the roof of the rear shed-roofed extension. The building's asymmetrical façade faces toward Aspen Street on the west elevation. A painted light brown wood-paneled door, with painted beige and blue trim, and with four upper sash lights, enters the north end of the façade from a concrete stoop. Two tall 1/1 double-hung sash windows, with painted blue wood frames and painted light brown wood surrounds, penetrate the façade wall to the south of the entry porch. Windows elsewhere are also predominantly 1/1 double-hung sash; however, a non-historic 1x1 horizontal sliding window penetrates the east elevation of the rear shed-roofed extension. A roughly-constructed low-pitched hipped-roof addition has been erected at the east end of the south elevation. A wood-paneled door, with four upper sash lights, enters this addition from beneath a shed-roofed canopy.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the east side of South Aspen Street in the block between Colorado and Pacific Avenue. It is the first property south of the alley.**

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24. Associated buildings, features or objects:

<b>Shed (THAS #174)</b>
<p>A small older appearing shed is located just off the dwelling's rear southeast corner. This wood frame structure's walls are covered with asphalt shingles, and it has a shed roof with corrugated metal roofing material. A painted blue and white wood-paneled door enters the south elevation. A vertical wood plank door enters the west elevation.</p>

### 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**
- Source of information:    **N/A**
29. Construction history:
- Sanborn Insurance maps indicate that this dwelling was erected between December 1899 and July 1904. Sanborn maps published in July 1904, August 1908 and October 1922 all appear to depict the main 1.5-story front gabled portion, and the shed-roofed extension to the east (rear) elevation. The shed-roofed extension to the south elevation is not depicted on the maps, thus, it was presumably erected after 1922. Earlier Sanborn maps indicate that another, smaller, dwelling existed on this lot between circa 1893 and 1902. The historic dwelling was incorporated into the Alpine Chapel, a new building erected after the property was intensively surveyed in August 2007.**
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; Commerce and Trade /Professional**
33. Current use(s):               **Religion / Church**
34. Site type(s):                 **Traditionally a single family dwelling; now incorporated into the Alpine Chapel**
35. Historical background:
- Sanborn Insurance maps indicate that this dwelling was erected between December 1899 and July 1904. Biographical information about the families and persons who lived here during the early 1900s has not been uncovered.**

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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.**

### 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:

**This property's historic dwelling was historically significant for its association with Telluride's residential development beginning at about the turn of the twentieth century. The dwelling was also architecturally significant as a good example of a relatively intact vernacular wood frame dwelling. Unfortunately, however, due to a substantial loss of integrity, the primary structure and the shed now rates as a noncontributing without qualifications resource within the Telluride National Historic Landmark District.**

**Both HARC and Town Council felt that the church provided a public benefit to the town and was extensively reviewed by the HARC Board. Town Council approved a Supporting Rating.**

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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. Now incorporated into the newly-built Alpine Chapel building, the site's historic dwelling no longer conveys a sense of its historic and architectural significance. The Alpine Chapel is incompatible with the historic dwelling, and incompatible with other nearby historic buildings, in terms of its size, height, scale, and materials. Construction of the Alpine Chapel also resulted in the partial loss of the historic dwelling,**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 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:

### VIII. RECORDING INFORMATION

- |                           |   |               |                                    |
|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | <b>CD #5, Images 389-393</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>09/01/2007; revised 4/10/2012</b>                      |               | <b>113 West Columbia Avenue</b>    |
| 50. Recorder(s):          | <b>Carl McWilliams</b><br><b>Timothy Wilder</b>           |               | <b>Telluride, CO 81435</b>         |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |                                    |
| 52. Address:              | <b>Dogwood Court</b><br><b>Fort Collins, CO 80525</b>     |               |                                    |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |                                    |

# Architectural Inventory Form

## Sketch Map



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## Location Map

