

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.1543**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **General Store**
- 6. Current Building Name: **Honga's Lotus Petal Restaurant**
- 7. Building Address: **131 E. Colorado Avenue**
- 8. Owner Name and Address: **RRP Inc
529 East South Temple
Salt Lake City, UT 84102**

**Roma Building LLC
P. O. Box 1285
Telluride, CO 81435**

Parcel number(s):

477901106103
477901106101
477901106102



THLD RATING:

Contributing to District

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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** **253116 mE** **4202377 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 75 77, Block 7**
 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: **Length: 25 feet x Width: 74 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Roof Treatment/Decorative Cornice**
Facade Treatment/False Front
Fence
21. General architectural description:
This is a modest single-story, wood frame, false front commercial building. This building, and two similar buildings, adjacent to the east (at 133/137 E. Colorado Avenue) date to the 1880s, and were originally all separate retail spaces. The interior of these three buildings has been modified into a single space which currently houses Honga's Lotus Petal Restaurant. This building at 131 W. Colorado Avenue features a symmetrical facade which fronts directly onto the concrete sidewalk paralleling Colorado on the south elevation. Comprising a single storefront, the facade encompasses a centered recessed entryway, with flanking storefront display windows. A painted green wood-paneled door, with a long upper sash light, a transom light, and flanking sidelights, enters the building from within the recessed entryway. The flanking display windows are also topped by transom lights, and feature painted green wood surrounds and wood plank kickplates. Painted green wood columns are located at either end of the façade. A canvas awning separates the storefront fenestration from the upper, false front, façade wall which is made of painted cream yellow board and batten. An overhanging wood cornice extends along the top of the façade wall. A truncated front gable roof, covered with corrugated metal roofing material, is hidden behind the false front façade. The building's west (side) elevation is clad with painted cream yellow horizontal weatherboard siding, and faces onto an outdoor seating area enclosed by a low painted green picket fence. A large, vertically-oriented fixed-pane window penetrates the south (front) end of the west elevation. A non-historic double-hung window is located near the north (rear) end of the west elevation. A painted green glass-in-wood-frame door opens from the west elevation onto a 3-step wood stoop.

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The north (rear) elevation of this building, and part of the rear elevations of 133/137 E. Colorado Avenue (adjacent to the east) abut a large two-story stone building (5SM.1828) which presently houses the "New Sheridan Hotel Colorado Suites." (Sanborn Insurance maps indicate that the stone building was probably constructed between 1908 and 1922.) This building also has the address of 131 E. Colorado Avenue; however, it has been inventoried separately under site no. 5SM.1828.

22. Architectural style: **Late Victorian/False Front Commercial**
 Building type:
23. Landscape or special setting features:
This building is located on the north side of the 100 block of E. Colorado Avenue in downtown Telluride.
24. Associated buildings, features or objects: **5SM.1544 and 5SM.1828**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1885** Actual:
 Source of information: **Sanborn Insurance map, August 1886.**
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 provide evidence that this false front commercial building was constructed prior to 1886. The façade was redesigned in the 1980s.
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**
32. Intermediate use(s): **Commerce and Trade/Grocery Store**
33. Current use(s): **Commerce and Trade/Restaurant**
34. Site type(s): **Single-story, wood-frame, false-front, commercial building**

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35. Historical background:

Sanborn Insurance maps reveal that this building was erected prior to 186. The small building is depicted on Sanborn Insurance maps for Telluride published in August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, and October 1922. The building's use is labeled "Gen'l. S." (General Store) on the two earliest Sanborn maps published in 1886 and 1890. It is then labeled "Gro." (Grocery) on the 1893, 1899, 1904, and 1908 Sanborn maps. On the 1922 Sanborn map its use is listed as "'Soft Drinks.'" This notation indicates the building may have become saloon at some point, as during Prohibition all buildings formerly labeled "Sal." (Saloon), were relabeled "Soft Drinks. Efforts to uncover more detailed information regarding this building through online articles from the Telluride Daily Journal, historic photographs, and other sources were unsuccessful.

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, Commerce, Industry, Settlement**

40. Period of significance: **1878-1913**

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

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42. Statement of significance:

This building is architecturally significant for its Late Victorian/False Front Commercial style of architecture, and it is historically significant for its association with Telluride's commercial development as a mining town beginning in the 1880s. Built prior to 1886, this building is among Telluride's oldest standing commercial structures. Despite some loss of integrity, the building may be regarded as a contributing resource within the Telluride National Historic Landmark district.

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat less than optimal level 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 façade have occurred over the years as the building has adapted to new retail uses. Nonetheless, a sense of time and place of a small 1880s wood frame false-front commercial building remains largely intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Eligible / Contributing 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 #2, Images 53-58	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	05/30/2008; revised 4/10/2012		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

