

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH P use only)

OAH P1403 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: **5SM1828**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Warehouse**
- 6. Current Building Name: **New Sheridan Hotel Colorado Suites Building**
- 7. Building Address: **133 E. Colorado Avenue (rear)**
- 8. Owner Name and Address: **Roma Building LLC  
P. O. Box 1285  
Telluride, CO 81435**

Parcel number(s):

**477901106101**

477901106101



THLD RATING:

Contributing to District

## 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** 253116 mE 4202385 mN
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **UNIT A THE EAST COLORADO AVENUE RESIDENTIAL AND COMMERCIAL LAND CONDOMINIUMS ACC TO PL BK 1 PG 3557 REC 10 25 2005 RECPT 379020 INCLUDES 2 LCE PARKING SPACES**  
 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: **1750 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch**
21. General architectural description:  
**This two-story stone building abuts the north (rear) elevations of two joined buildings which front onto East Colorado Avenue to the south (5SM.1543 and 5SM-1544). Measuring approximately 70' N-S by 25' E-W, this rectangular-shaped building features coursed sandstone exterior walls and a flat, or nearly flat, roof with stepped parapets on the east and west elevations. The west elevation, which faces toward Spruce Street, is penetrated by six 1/1 double-hung sash first story windows and six 1/1 double-hung sash second story windows. The north elevation, facing the alley, is penetrated by two 1/1 double-hung sash first story windows and three 1/1 double-hung sash second story windows. The windows predominantly feature sandstone lugsills and lintels. The west elevation (façade) features first story entry doors at just below grade and second story entry doors leading into a narrow wood frame addition, from an elevated second story porch accessed by an exterior metal stairway.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features: **This building is located on the west side of the Spruce Street, behind the connected buildings at 131 and 133 E. Colorado Avenue in downtown Telluride.**

## Architectural Inventory Form

Page 3 of 7

24. Associated buildings, features or objects:

**The connected buildings at 131 and 133 E. Colorado Avenue (5SM.1543 and 5SM.1544) abut this building's south elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1913**      Actual:

Source of information:    **Sanborn Insurance maps, November 1908 and October 1922.**

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 stone building was constructed between 1908 and 1922. It served historically as a warehouse in association with adjoining commercial buildings at 131 and 133 E. Colorado Avenue. In 2005, the building was converted into condominiums and named the New Sheridan Hotel Colorado Suites Building.**

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

### V. HISTORICAL ASSOCIATIONS

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

32. Intermediate use(s):         **Commerce and Trade/Warehouse**

33. Current use(s):                **Domestic/Multiple Dwelling**

34. Site type(s):                   **Former warehouse, currently a condominium building**

35. Historical background:

**Sanborn Insurance maps indicate that this stone building was constructed between 1908 and 1922. It served historically as a warehouse in association with adjoining commercial buildings at 131 and 133 E. Colorado Avenue. In 2005, the building was converted into condominiums and named the New Sheridan Hotel Colorado Suites Building.**

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.**

## Architectural Inventory Form

Page 4 of 7

### VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:

Designating authority:

38. Applicable National Register criteria:

**xx** 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;

**xx** 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

**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:                    **ca. 1913**

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

42. Statement of significance:

**This building is historically and architecturally significant for its stone construction, and use as a warehouse in association with Telluride's commercial development as a mining town during the early 1900s. Despite a modest 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 reasonably high 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. The building lost some measure of its physical integrity, primarily to the west elevation, when it was converted into condominiums circa 2005. Nonetheless, a sense of time and place of an early twentieth century stone warehouse building remains largely intact.**

## Architectural Inventory Form

Page 5 of 7

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**  
 Local landmark eligibility field assessment: **Eligible**
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 56-58** CDs filed at: **Town of Telluride**  
**CD #6, Images 135-137**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **May 30, 2011** **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**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

