

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1538**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **McCormick-Davis Block (burned in 1990)**
- 6. Current Building Name: **Emporium Building**
- 7. Building Address: **133-137 W. Colorado Avenue**
- 8. Owner Name and Address: **Stemz LLC
P. O. Box 1434
Telluride, CO 81435**

Parcel number(s):	477901119011
	477901119013
	477901119012
	477901119014
	477901119010



THLD RATING:	Non – Designated - New Construction
---------------------	--

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** **253114 mE** **4202368 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 41, 43, Block 5**
 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:
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Window/Segmental Arch**
Roof Treatment/Decorative Cornice
21. General architectural description:
This two-story brick commercial building is located at the northeast corner of Colorado Avenue and Fir Street in downtown Telluride. While the building's front portion is a true two stories, because it is sited on a slope, the rear portion is essentially only one story. The façade fronts directly onto the wide concrete sidewalk paralleling Colorado Avenue on the south elevation. The façade's first story contains a double storefront, where two recessed entryways respectively enter 133 and 137 W. Colorado Avenue. Another, smaller, deeply-recessed entry door, between the two storefront entries, accesses an interior staircase which ascends to the second story. This door has the address 135 W. Colorado Avenue. Each of these three entries feature a stained natural brown wood-paneled door, with an oval-shaped light, a projecting locking rail, a dentil course, and other decorative elements. The three entrances are divided by fixed-pane storefront display windows with transom lights, and are divided by painted grey with black and gold trim cast iron columns. The columns are stamped "Pullis Bros. St. Louis." Wood-paneled kickplates are located beneath the windows, while below the kickplates the lowest portion of the façade wall is faced with red brick. A secondary cornice separates the façade's first and second stories. The upper façade wall is made of red brick laid in running bond, and is penetrated by five evenly-spaced 1/1 double-hung sash windows with painted white wood frames, sandstone lugsills, and segmental brick arches with sandstone keystones. A bracketed cornice extends along the top of the façade wall, and wraps around to extend along the south end of the west (side) elevation which fronts to Fir Street. The long west elevation wall is also made of red brick laid in running bond. This elevation's second story is penetrated by seven 1/1 double-hung sash windows, with painted white wood frames, sandstone lugsills, and segmental brick arches with sandstone keystones. Six progressively smaller similar windows penetrate the west elevation's first story. The three largest

Architectural Inventory Form

Page 3 of 7

of these windows (toward the front of the building) are 1/1 double-hung sash, while the smaller three windows (toward the rear of the building) are single-light fixed panes. The building's north (rear) elevation is also made of red brick laid in running bond, with the topmost course laid as soldiers. Two 1/1 double-hung sash windows, and four single-light fixed-pane windows, penetrate the rear elevation. These double-hung sash windows also have painted white wood frames, sandstone lugsills, and segmental brick arches with sandstone keystones. Only the rear portion of the east (side) elevation is exposed, and the wall surface here is also made of red brick laid in running bond. A stepped-back, wooden, third story extension extends above the main building.

22. Architectural style: **Modern Movements**
 Building type:
23. Landscape or special setting features: **This property is located at the northeast corner of Colorado Avenue and Fir Street in downtown Telluride.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1991**
 Source of information: **San Miguel County Assessor data.**
26. Architect: **Kumpost and Associates, A.I.A.**
 Source of information: **Town of Telluride building permit files.**
27. Builder: **Shaw Construction Company**
 Source of information: **Town of Telluride building permit files.**
28. Original owner: **Benchmark Emporium Building Partnership**
 Source of information: **Town of Telluride building permit files.**
29. Construction history:
The extant building at this location was erected in 1991, following a fire which substantially damaged the earlier historic building the previous year. The 1991 building represents a modified reconstruction of the earlier building; however, it is not a true restoration. The extant building was designed by Kumpost and Associates, A.I.A., of Telluride, and built by Shaw Construction Company of Grand Junction. Articles from the Telluride Daily Journal and Sanborn Insurance maps reveal that the historic two-story brick building at this location was known as the "McCormick-Davis Block, and had been erected on this site in 1887. It is minimally depicted in several historic streetscape photos of Colorado Avenue on file at the Denver Public Library Western History Department.
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/Specialty Store**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Two story brick corner commercial building; double storefront**

Architectural Inventory Form

Page 4 of 7

35. Historical background:

Known as the "McCormick-Davis Block," the original two-story brick commercial building on this site was erected in 1887. Its construction followed the disastrous fire of January 1887, which destroyed much of the block between Fir and Pine Streets on the south side of Colorado Avenue, including the original San Miguel County Courthouse. After it was completed later that year, the McCormick-Davis Block's first story contained two storefronts, respectively occupied by a hardware store and a grocery store. The upstairs rooms, meanwhile, had reportedly been "especially designed" for use by the Masonic Lodge (Telluride Lodge N. 56, A.F. & A.M.). The Masons then met upstairs in the McCormick-Davis Block until moving to their new building after it was completed at the southeast corner of Colorado Avenue and Spruce Street in the spring of 1899.

Sanborn Insurance maps indicate that the west half of the building's ground floor retail space subsequently housed a drugstore/ jewelry store, from circa 1890 until at least the mid-1900s. The drugstore, for a number of years, was operated by Frank Wilson, who was the uncle of Gene Amole, famed author and columnist for the *Rocky Mountain News*. Amole reportedly worked in his uncle's drugstore for a time during his formative years. Homer Reid, a well-known Telluride photographer, watch repairman, and gunsmith, reportedly maintained a small shop in the back of the drugstore. The retail space in the east half of the building was originally used as a grocery store, and later as a furniture store. In 1986, the building was home to the Telluride Ski Company.

36. Sources of information:

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

"A Red Letter Day For The Masons Of Telluride." *Telluride Journal*, May 27, 1899, p. 1.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

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.

Town of Telluride 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).

Does not meet any of the above National Register criteria.

Architectural Inventory Form

Page 5 of 7

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: **N/A**
40. Period of significance: **N/A**
41. Level of significance: National: State: Local:

42. Statement of significance:

Constructed in 1991, this building is of too recent construction to be considered for listing in the National Register of Historic Places, or in the State Register of Historic Properties. It is a non-rated property within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a 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. It appears little altered from its original construction in 1991.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

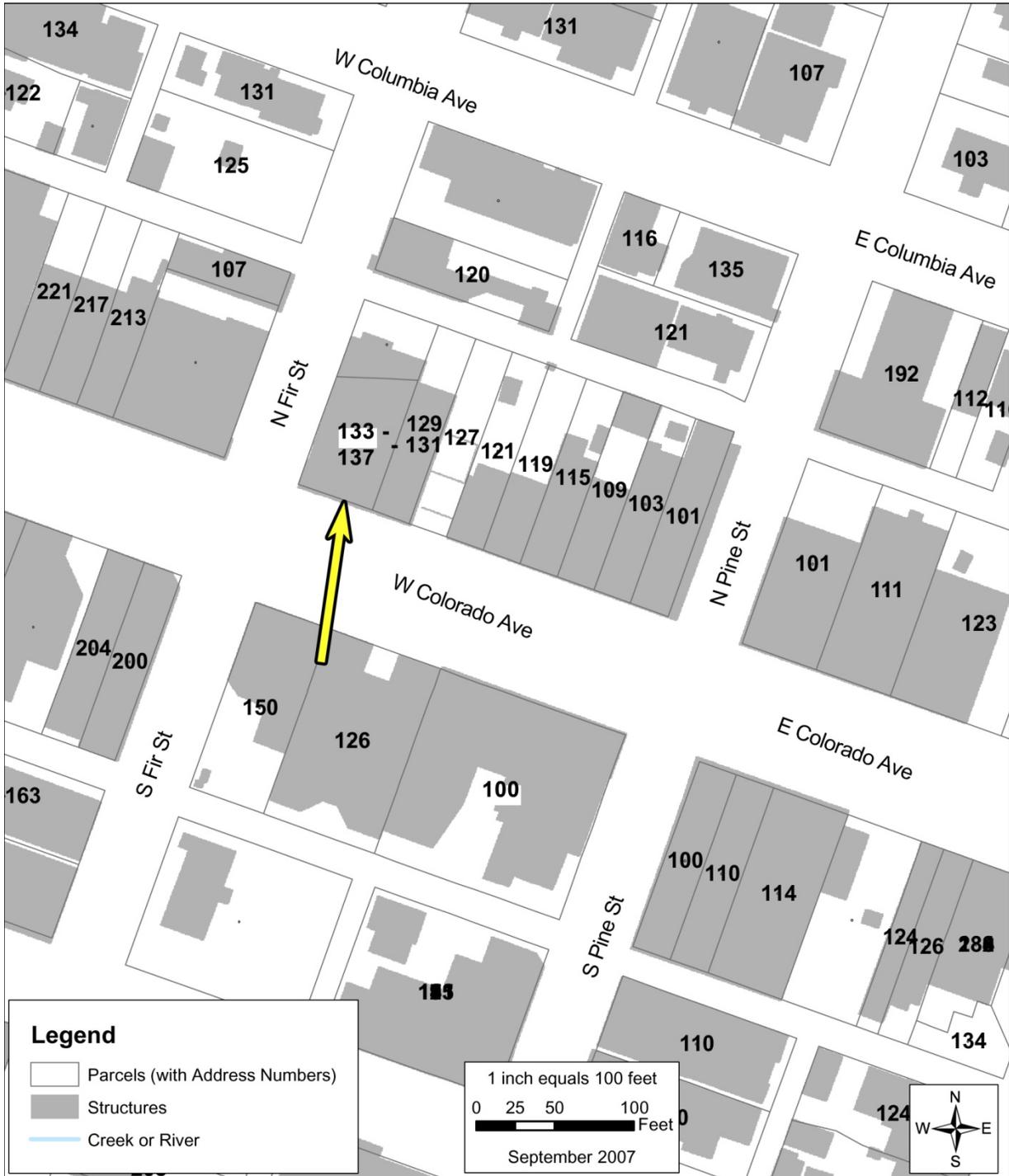
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Non-Rated**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride National Historic Landmark 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 #1, Images 28-32** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **04/28/2007; 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**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

