

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.1554** Parcel number(s): **477901121042**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **San Juan Hardware Company ; Tomkins Hardware Company; Tomkins-Cristy Hardware Company**
- 6. Current Building Name: **Patagonia Sportswear**
- 7. Building Address: **200 W. Colorado Avenue**
- 8. Owner Name and Address: **Molen 209 LLC
P. O. Box 832
Telluride, CO 81435**

477901121042



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** **252927 mE** **4202368 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 36, 38, Block 4**
 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: 125 feet x Width: 50 feet**
16. Number of stories: **1**
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**
21. General architectural description:
This property is occupied by a historic (circa 1897) single-story brick commercial building which occupies nearly all of Lot 38 of Block 4, and by a 1991 two-story addition to the historic building's west elevation, which occupies nearly all of Lot 36 of Block 4. The original building and the 1991 addition each measure approximately 125' N-S (deep) by 25' E-W (across). The entire building, thus, measures approximately 125' N-S by 50' E-W. The historic building is supported by a coursed sandstone foundation, and its walls are made of red brick laid in running bond. The sandstone foundation is exposed on the long east elevation (facing Fir Street), where it ranges from at grade at the north (front) end to approximately 8' above grade at the south (rear) end. The historic building's roof is flat, with parapets extending above the roof line on the north and east elevations.
- The building is currently occupied by four retail tenants: the "Excelsior Cafe Italian Kitchen and Grill" in the historic building's main level; Elinoff & Company Art - Jewelry" in the addition; and "O'Bannon's Irish Pub" and the "Side Street Tavern," both in the historic building's basement. A corner entry is located at the front northeast corner, facing the intersection of Colorado Avenue and Fir Street. This entry is approached by a single sandstone step, and features a stained natural brown wood-paneled door, with one upper sash light, transom lights, and flanking sidelights. The corner entry is flanked on its west side (facing Colorado Avenue) by two large single-light fixed-pane display windows, with transom lights. The corner entry is flanked on its east side (facing Fir Street) by one single-light fixed-pane display window, with a transom light. All of these display windows have wood-paneled kickplates. The entryway and display windows on the façade are separated by three painted green cast iron columns, and by a single red brick column at the west end of the historic portion of the façade. Corbelled brickwork appears near the top of the historic façade wall and near the top of the entire east elevation**

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wall. A faded sign composed of white block letters painted onto the east elevation wall contains the following text:

**THE TOMKINS CRISTY HARDWARE CO
WHOLESALE
AND RETAIL
HARDWARE...**

The east elevation is penetrated by an entry door, and by three, tall, 2/2 double-hung sash windows, with painted green wood frames, sandstone lugsills, and segmental brick arches. A smaller single-light window, with a transom light, is located near the south end of the east elevation. Two basement-level entry doors, both toward the south end of the east elevation, provide access to the two taverns in the basement level.

Nearly all of the basement level is above grade on the south (rear) elevation, where the sandstone foundation extends to approximately 8' above grade. Above the high foundation, the rear first story wall is made of red brick laid in running bond. This wall is penetrated by two 4/4 double-hung sash windows with segmental brick arches. A wooden staircase ascends to a service door, with one upper sash light, a transom light, and a segmental arch brick header.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
Building type:
23. Landscape or special setting features: **This prominent brick commercial building is located at the southwest corner of Colorado Avenue and Pine Street in downtown Telluride.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
Source of information: **Sanborn Insurance maps, October 1890, February 1893.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder: **Unknown**
Source of information: **N/A**
28. Original owner: **San Juan Hardware Company**
Source of information: **"Important Business Change." *Telluride Daily Journal*, May 19, 1896, p. 4; Telluride business directories.**

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29. Construction history:

Sanborn Insurance maps indicate that the historic east portion of this building was constructed between 1890 and 1893. Among Telluride's earliest brick commercial blocks, the building was originally home to the San Juan Hardware Company store, which sold out to the Tomkins Hardware Company in May of 1896. The earliest Sanborn maps for Telluride, printed in 1886 and 1890, depict a hay and grain warehouse at this location, which preceded the brick hardware store building. San Miguel County Assessor records indicate that the modern addition which now comprises the west half of the extant building was erected in 1991.

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/Restaurant
Commerce and Trade/Specialty Store
Commerce and Trade/Bar**

34. Site type(s): **Late 19th century brick commercial building with a corner entry; historically a hardware store**

35. Historical background:

Built circa 1892, this building was originally home to the San Juan Hardware Company store. The company's original Telluride store (located on the south side of Colorado Avenue, in the middle of the block between Fir and Pine Streets) burned to the ground in January 1887, in the same fire which destroyed the original San Miguel County Courthouse. The San Juan Hardware Company also operated stores in Durango and Ouray. Alva Adams, the firm's president, served two terms as Governor of Colorado, between 1887 and 1889, and again between 1897 and 1899. Adams briefly became Governor again in 1905 (following the corrupt Adams versus James H. Peabody gubernatorial race of 1904), but he relinquished the Governorship to Jesse F. McDonald.

Advertisements for the San Juan Hardware Company appeared routinely in the Telluride Daily Journal until May of 1896, noting that the store sold "Hardware and Miner's Supplies," and that it was the "Sole Agents (sic) For Hercules and Giant Powder." In May of 1896, brothers H.H. and L.H. Tomkins, and their business partner, L.C. Hunt, purchased the San Juan Hardware Company store in Telluride, and renamed it the Tomkins Hardware Company. Charles Bayly, who had been the store's manager moved to Ouray to take over management of the San Juan Hardware Company store at that location. L.C. Hunt, meanwhile, became manager of the new Tomkins Hardware Company store in Telluride. Dealers in hardware, mine and mill supplies, the Tomkins Hardware Company also had stores in Leadville, Aspen, and Creede. In 1906, the Telluride store became known as the Tomkins-Cristy Hardware Company, under the local management of F.E. Cristy. The Tomkins-Cristy Hardware Company remained in business at this location until circa 1923 or 1924.

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36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"San Juan Hardware Company." [advertisement] *Telluride Daily Journal*, February 8, 1896, p. 1.

Telluride Daily Journal, May 1, 1896, p. 4.

Telluride Daily Journal, May 11, 1896, p. 4.

"Important Business Change." *Telluride Daily Journal*, May 19, 1896, p. 4.

"Tomkins Hardware Company." *Telluride Daily Journal*, May 25, 1896, p. 1.

"Tomkins Hardware Company." [advertisement] *Telluride Daily Journal*, March 23, 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.

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 because it is among Telluride's earliest brick commercial buildings, and it is also architecturally notable for such features as its corner entry, corbelled brickwork, and segmental brick window arches. The building is historically significant as well, for its association with Telluride's commercial development beginning in the early 1890s. Due to some loss of integrity, the building probably does not qualify for individual listing in the National or State Registers; however, it does 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 less than optimal 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 historic building's integrity has been diminished by the construction of an addition to the original east elevation. A sense of time and place of a late nineteenth century brick commercial building remains largely intact, however.

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:

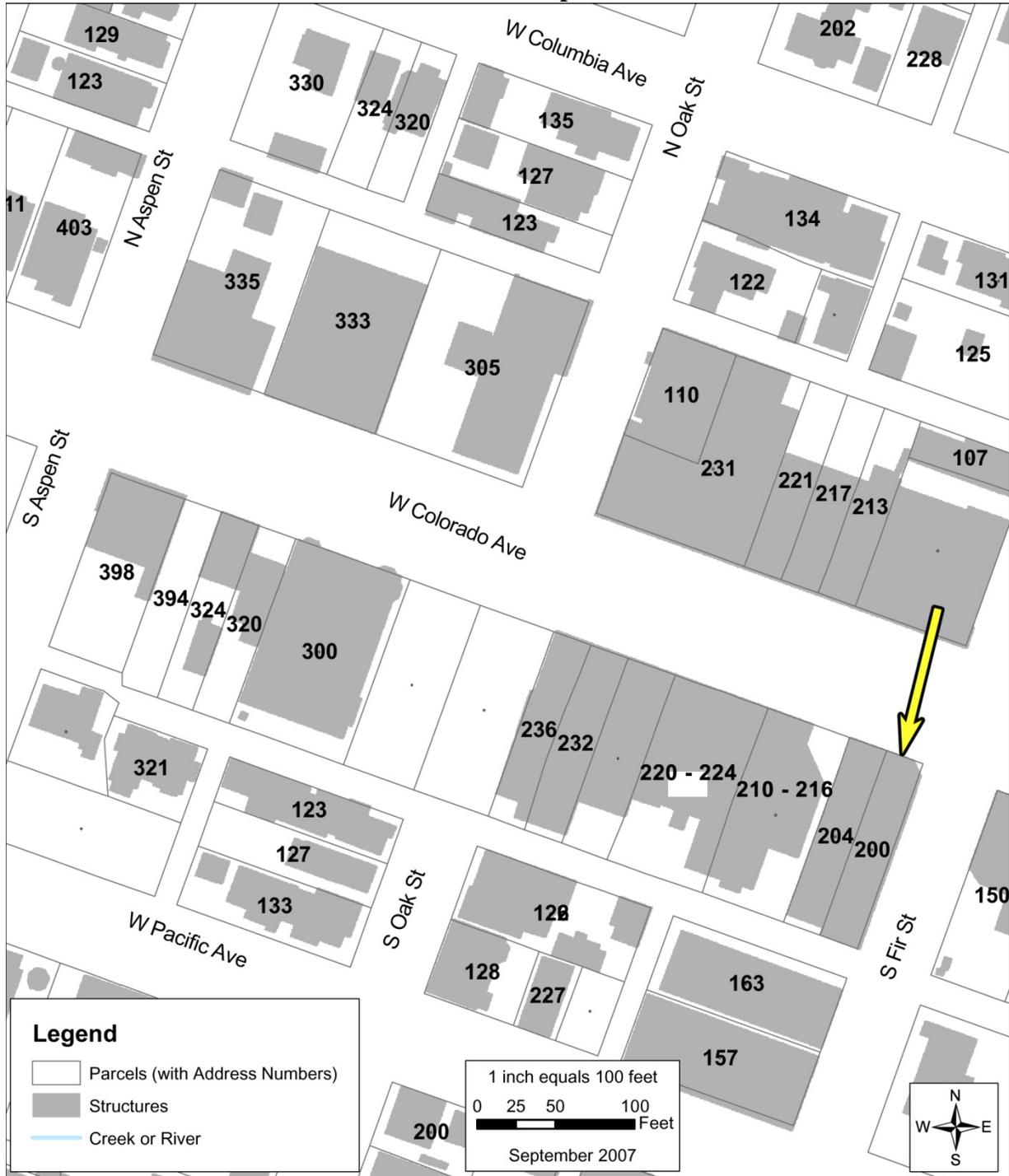
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #3, Images 99-103	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	06/30/07; 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



Architectural Inventory Form

Location Map

