

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.1548**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **San Juan House Building**
- 6. Current Building Name: **New San Juan Building**
- 7. Building Address: **206 (220) E. Colorado Avenue**
- 8. Owners Names and Addresses: **Multiple Ownerships**

Parcel number(s):

See Below



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253128 mE** **4202297 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 84, 86, 88, Block 10**
 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: **9375 square feet**
16. Number of stories: **3**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Roof Treatment/Decorative Cornice**
21. General architectural description:
This property is occupied by a large, modern, 3-story commercial building, with the third story stepped back from the façade which fronts to Colorado Avenue on the north elevation. A set of paired casement type windows with transom lights and a pedimented arch, penetrate the façade's second story, while an open bracketed pediment is centered at the top of the façade wall. These two elements appear to represent an attempt by the building's architect to pay homage to the historic San Juan House saloon and boardinghouse which previously existed here. The modern building's façade fronts directly onto the wide concrete sidewalk which parallels Colorado Avenue. The façade's first story is symmetrical, and contains a single storefront presently occupied by the Telluride Panhandler. A wood-paneled entry door, with one upper sash light, and with flanking sidelights, enters the center of the façade from a slightly-recessed entryway. The entryway is flanked on either side by fixed-pane storefront display windows, with wood-paneled kickplates. Painted beige wooden columns divide the windows and entryway, and appear at either end of the façade's first story. The upper façade wall is clad with painted light beige horizontal wood siding, and is penetrated by the set of paired casement type windows (described above). The first and second stories on the south (rear) elevation is faced with red brick, laid in running bond, while the stepped-back third story is clad with painted cream white horizontal wood siding. Large, vertically-oriented, single-light windows penetrate the south elevation's first story, while the second and third stories predominantly feature paired single-light casement windows. Much of the south (rear) portion of the east (side) elevation overlooks a brick-paved courtyard. Two wood-paneled doors, with single-light upper sashes and with transom lights, are located on the east elevation. These doors are divided by large display windows, also with transom lights. The doors and windows on this elevation are also separated by painted beige wooden columns. Three, large, 2/2 double-hung sash windows, with segmental brick arches, penetrate the south end of the east elevation's second story.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Modern Movements**

Building type:

23. Landscape or special setting features:

This property is located on the south side of the 200 block of E. Colorado Avenue in downtown Telluride. Its historic address was 206 E. Colorado Avenue; however, its present address is 220A E. Colorado Avenue.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1992-1993**

Source of information: **Town of Telluride Building Department files**

26. Architect: **Kumpost and Associates**

Source of information: **Town of Telluride Building Department files**

27. Builder: **Mountain Village Construction**

Source of information: **City of Telluride Building Department files**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps indicate that Lot 84 of Block 10 was developed prior to 1886, with the construction of a two-story wood frame building. The front portion of the ground floor initially housed a restaurant, with a kitchen to the rear, while the upstairs served as a boardinghouse. By 1899, the building had become known as the "San Juan House," with a saloon occupying the ground floor, while the upstairs continued to serve as a boardinghouse or rooming house. The building stood for the most part as originally built until the 1990s, when it was demolished to make way for the extant building. The word "BATHS" was painted across the upper façade wall of the historic building in large block letters.

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

V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): **Commerce and Trade**

34. Site type(s): **Three-story mixed-use commercial building**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Sanborn Insurance maps indicate that this property was developed prior to 1886. The 1886 Sanborn map depicts a two-story building on Lot 84 of Block 10, with a "restr." (restaurant) in the front portion, and a "kitchen" in the rear portion, of the ground floor level, while the second floor served as "lodgings." The 1890 Sanborn map labels the ground floor use as "dress mak'g" while the upstairs use is labeled "furnished rms." These two uses continued through at least 1893; however, by 1899, the building had become known as the "San Juan House" with a saloon occupying the ground floor, and a boardinghouse, or rooming house, in the second story.

The San Juan House first appears in Colorado Business directory listings for Telluride in 1893, with Mrs. L.A. Margowski listed as its proprietor. Business directories at the turn-of-the-twentieth century indicate the San Juan House was then under the management of the "Carlson Brothers." The building was damaged by fire on February 23, 1901. As the following Telluride Daily Journal article indicates the fire only damaged the building, but (unfortunately from the newspaper editors' perspective), did not completely destroy it:

That old fire trap adjoining the Masonic temple, known as the San Juan House, caught fire about 9 o'clock this morning, but the firemen were too quick in their work and the structure was saved with very little damage."

Current owners of this building, as listed by the San Miguel County Assessor's office, include:

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"Opening of the Second Series for Twentieth Century Fires for Telluride - Old San Juan House Slightly Scorched." *Telluride Daily Journal*, February 23, 1901, p. 1.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.

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 Department files

Architectural Inventory Form

Page 5 of 8

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: N/A

40. Period of significance: N/A

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

42. Statement of significance:

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-designated resource 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. The building appears little altered from when it was completed in 1993. The integrity of the earlier San Juan House building on this site has been lost entirely.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

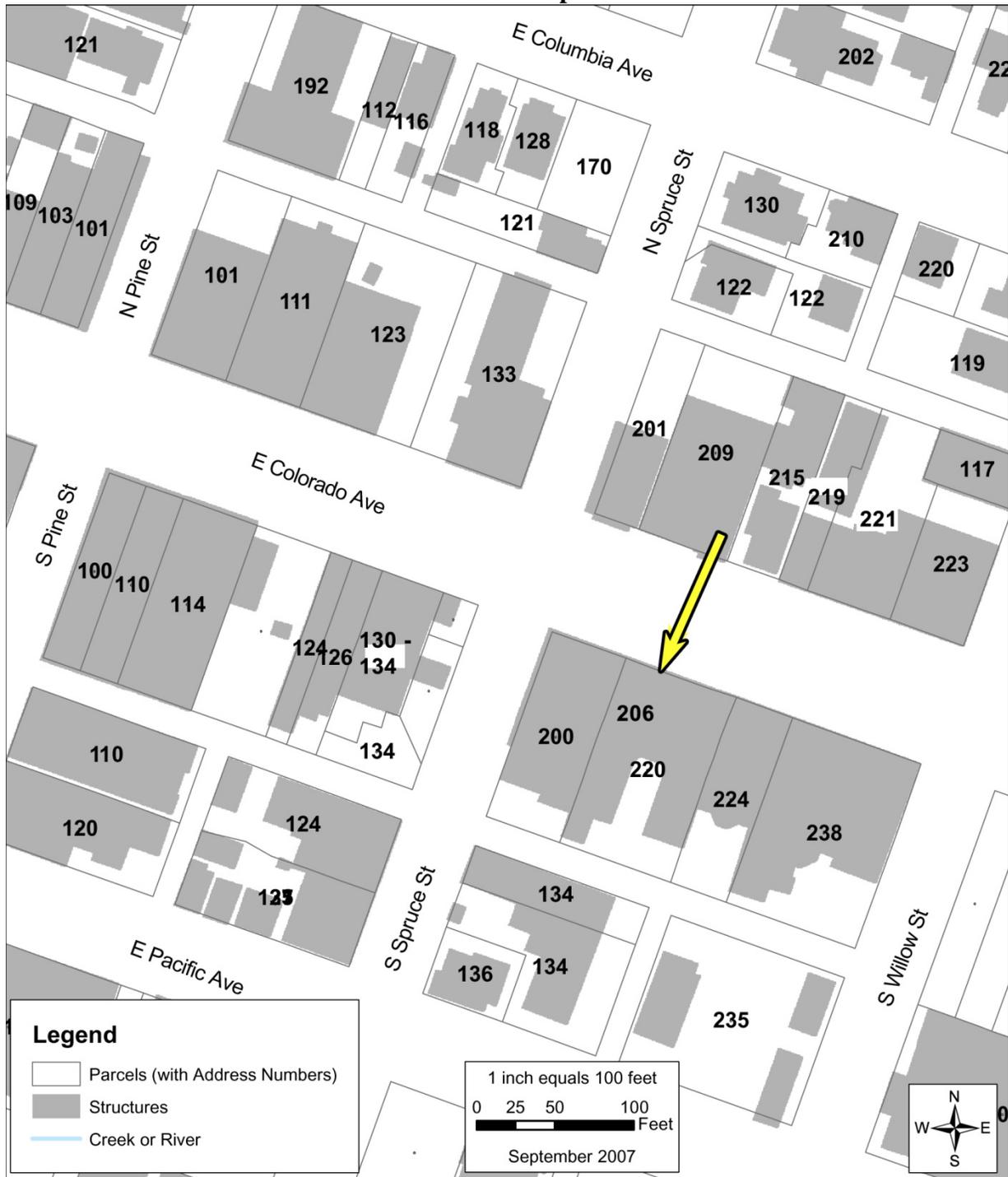
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Not Eligible / Non-Designated**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride National Historic Landmark 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 71-73** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **June 20, 2007; revised April 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

