

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: 5SM1546 Parcel number(s): See Below
2. Temporary resource number: N/A
3. County: San Miguel
4. City: Telluride
5. Historic Building Name: Dwelling
6. Current Building Name: Andrews Real Estate/ Hell Bent Leather and Silver Bldg.
7. Building Address: 215 E. Colorado Avenue

Table with 1 column and 6 rows, containing 'See Below' in the first row.

8. Owner Name and Address:

- Parcel #477901117039: Kelly S. Utton, P. O. Box 5656, Burlington, VT 05402
Parcel #477901117038: Richard H. Holden, 27 Dunstan Pl., Murdoch Wau, Australia 06150
Parcel #477901117016: John Stephen Gilbert, "Box Closed", Telluride, CO "N/A"
Parcel #477901117015: DCH 51 LLC, P. O. Box 1105, Telluride, CO 81435
Parcel #477901117014: Hell Bent Leather And Silver LLC, P. O. Box 1273, Ignacio, CO 81137
Parcel #477901117040: Reuben D and Amy M Peters, PO Box 22106, Telluride, CO 81435
Parcel #477901117013: E. W. Investments LP, P. O. Box 98, Telluride, CO 81435
Parcel #477901117037: Edward Emery Smith and Elaine A. Giuliani, P. O. Box 3396, Telluride, CO 81435



THLD RATING: Noncontributing Without Qualifications
Fino Building – Non-designated.

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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** **253169 mE** **4202348 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 87, 98**
 Addition: **Fino Condo Subdivision** Year of addition:
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): **Irregular Plan**
15. Dimensions in feet:
16. Number of stories: **2 1/2**
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/Dormer**
Porch
21. General architectural description:
Historically a dwelling, this building at 215 E. Colorado Avenue presently houses the E.W. Andrews Real Estate Company and Hell Bent Leather and Silver. Featuring a front gabled plan, with an enclosed wrap-around former front porch, this is a tall angular 2.5-story building. Supported by a non-historic concrete block foundation, the building has painted cream white horizontal weatherboard exterior walls, with painted dark green fluted 1" by 4" corner boards. The steeply-pitched front gable roof is covered with non-historic brown metal roofing material, while painted green sculptured rafter ends are exposed beneath the eaves. Two gabled dormers are located on the west-facing roof slope, and one gabled dormer is located on the east-facing roof slope. The gabled dormer toward the south (front) end of the west elevation is penetrated by a set of paired 1/1 double-hung windows. The gabled dormer toward the north (rear) end of the same elevation is penetrated by a door which opens onto a small balcony above a Mansard-roofed extension to the north end of the west elevation. A canted bay window, with three single-light fixed-pane display windows, is located on the façade (south elevation). A painted green glass-in-wood-frame door enters the building from a 2-step porch at the south end of the west elevation. Another wood-paneled entry door, and three large single-light fixed-pane display windows, are located toward the south end of the west elevation. An oculus window penetrates the façade's upper gable end, directly below a gable ornament. A (probably non-historic) single-light fixed-pane window, with flanking 1/1 double-hung windows, penetrates the façade's second story. Additional gable ornaments are located in the upper gable ends of the dormers on the east and west facing roof slopes. Windows elsewhere are primarily 1/1 double-hung sash with painted wood surrounds; however, there are also some non-historic fixed-pane windows.

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22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This building is located on the north side of the 200 block of E. Colorado Avenue in downtown Telluride.**
24. Associated buildings, features or objects:

Fino Building
A large, modern, 3-story, wood frame building (named the Fino Building) has been built directly behind this property's primary building. This badly incompatible box-shaped structure features a high concrete foundation, painted blue horizontal wood exterior siding, with painted white corner boards, and a flat roof. This building's three main stories are situated above a 3-stall parking garage which faces the gravel alley to the north. Utilized as condominiums or apartments, this building also features paired 1/1 double-hung sash windows.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:
 Source of information: **Sanborn Insurance maps, February 1893, and December 1899**
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 building was erected as a dwelling sometime between 1893 and 1899. Earlier Sanborn maps, dated August of 1886 and October of 1890, depict a smaller dwelling (and in 1886, laundry) on this lot which was situated closer to Colorado Avenue.
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Commerce, Commerce and Trade/Specialty Store
 Commerce and Trade/Business**
34. Site type(s): **Former single-family dwelling, presently a real estate office and a retail store.**

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35. Historical background:

Based on Sanborn Insurance maps, this dwelling was probably erected between 1893 and 18, and has been modified a number of times over the years. Detailed information about the families and individuals who lived here has not been uncovered.

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, 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 historically significant for its association with Telluride's residential development during the height of the mining boom in the 1890s and early 1900s. Due to a substantial loss of integrity, though, the building may now be rated as a "non-contributing without qualifications" resource within the Telluride National Historic Landmark district. The Fino Building is new and is a non-designated structure.

43. Assessment of historic physical integrity related to significance:

This building displays a below average 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. Most notably, the integrity of setting has been severely compromised by the construction of the badly incompatible Fino Building at the rear of this property. A sense of time and place of an 1890s era dwelling is no longer intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**

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 68-70CD #2	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	05/30/2007; 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		

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Sketch Map



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Location Map

