

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHHP use only)

OAHHP1403 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.1561/THAS.173** Parcel number(s): **477901201810**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Tomboy Gold Mines Company Office Building**
- 6. Current Building Name: **Telluride Realty Building**
- 7. Building Address: **324 W. Colorado Ave.**
- 8. Owner Name and Address: **Molen 324 LLC
P.O. Box 832
Telluride, CO 814350832**

477901201810



THLD RATING:	Primary - Contributing to District Secondary Residence – Contributing to District
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Architectural Inventory Form

Page 2 of 8

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** **252799 mE** **4202415 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 6R, Block 2**
 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: **Unknown**
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: **Chimney**
Window/Segmental Arch
21. General architectural description:
The historic Tomboy Mine Company Office Building is located on the south side of West Colorado Avenue, near the west end of downtown Telluride. The two story building is of brick masonry construction, and fronts directly onto the concrete sidewalk which parallels Colorado Avenue on the north elevation. The building is supported by a coursed sandstone foundation, which increases in height from north to south, as the ground slopes downward in that direction. The facade wall is composed of red brick laid in running bond. A distinctive, painted green, wood-paneled, door enters the building near the east end of the facade. This door features stained glass Queen Anne upper sash lights, a transom light, flanking sidelights, and a sandstone lintel. Two 1/1 double-hung sash windows penetrate the facade's first story, to the west of the entry door. Three additional 1/1 double-hung sash windows penetrate the facade's second story. These windows feature painted green wood frames and surrounds, and sandstone lug sills and lintels. Decorative brickwork, forming a quoining pattern, appears at either end of the facade's second story. Two projecting stretcher courses are located at the top of the facade wall, while corbelled brickwork appears just below these two projecting courses, above the second story windows. Two projecting stretcher courses form a narrow belt course at the level of the first story window sills. Another narrow belt course, also formed by two projecting stretcher courses, visually separates the facade's first and second stories. The east (side) elevation wall is made of painted white red brick laid in running bond. One set of paired 1/1 double-hung sash windows, with painted green wood frames and surrounds, penetrate the second story near the north end of the east elevation. The west (side) elevation wall is made of red bricks laid in running bond, covered with painted cream white concrete pargeting. A single-light window, with a wood sill and a segmental brick arch, penetrates the second story on the west elevation. The south (rear) elevation features a

Architectural Inventory Form

Page 3 of 8

walk-out basement level, as well as the first and second stories. The walk-out basement level is penetrated by a painted green wood-paneled door, with one upper sash light and with a segmental brick arch; it is also penetrated by two 2/2 double-hung sash windows, with painted green wood frames and surrounds and with segmental brick arches. The first and second stories on the south elevation are each penetrated by three 1/1 double-hung sash windows. These windows feature painted green wood frames and surrounds, concrete sills, and segmental brick arches. The building is covered by a flat roof.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:

23. Landscape or special setting features:
This building is located on the south side of Colorado Avenue, in the block between Oak and Aspen Streets, near the west end of Telluride's downtown commercial district.

24. Associated buildings, features or objects:

Secondary Residence (THAS #173)

A 1 ½-story secondary residence is located near the rear of the lot. This building is of wood frame construction, with rusticated corrugated metal exterior wall cladding. The front gabled roof is moderately-pitched, and is covered with corrugated metal roofing material over 1x wood decking and 2x wood rafters. A painted green metal-paneled door, with one upper sash light, is located on the south elevation. Two sets of single-light, fixed-pane windows are respectively located on the east and west elevations. A single-light window, covered by a shed-roofed awning, is located at the west end of the north elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:
 Source of information: **Sanborn Insurance maps, December 1899 and July 1904; San Miguel County Assessor records.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Tomboy Gold Mines Company, Limited**
 Source of information: **Telluride *Daily Journal*, December 30, 1899, p. 18; Plaque on façade**
29. Construction history:
Sanborn Insurance maps reveal that the Tom Boy Gold Mining Company Office building was erected between December of 1899 and July of 1904. There have been no additions to the original building. The Sanborn maps also indicate that the secondary building on this lot (THAS #179) was erected between 1908 and 1922. This building is labeled "A" on the 1922 Sanborn map (indicating it was then an auto garage).
30. Original location: Moved: Date of move(s):

Architectural Inventory Form

Page 4 of 8

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**
32. Intermediate use(s): **Commerce and Trade/Business**
33. Current use(s): **Commerce and Trade/Business**
34. Site type(s): **Turn of the twentieth century two-story brick office building**

35. Historical background:

This building was constructed between December 1899 and July 1904 as an office building for the Tomboy Gold Mines Company, Limited. It later served as the law office of Colorado Congressman Herschel M. Hogg, and later still, as offices for the San Miguel Power Association Company through the end of the twentieth century.

Exploration of what was to become the Tomboy Gold Mines holdings began in the late 1880s, and by the turn of the twentieth century, the Tomboy had become one of the region's most successful mining enterprises. Originally based in New York, in 1899, the company was acquired by the Exploration Company of London, and then sold to the London-based Tomboy Gold Mines Company, Limited. Locally, by 1899, the company had built a large concentrating mill complex at the end of Tomboy Road, some six miles northeast of Telluride. In addition to the large concentrating and milling facility, the complex also included such infrastructure as a timber house, boardinghouses, bunkhouses, a general store, a carpenter shop, store rooms, water towers, and an assay office. Ore was processed locally at this facility before it was shipped to the smelters, including the Globeville smelter in north Denver. In 1902, the "Tomboy group," as it was known, comprised thirty patented claims located on the Belmont-Tomboy veins, the Cincinnati-Argentine vein, the Coumbia-Menona vein, and the Eldorado vein.

The company's annual report for the fiscal year of 1902 (as published in the *Telluride Journal*), boasted a production of 85,726 tons of ore, with an average value of \$9.98 per ton, providing a gross yield of \$856,064.50, and a net profit for the company's stockholders of \$354,310.83. The company also reported that a new 60-stamp mill had been placed in operation in 1902, at a cost of \$150,000. In operation "both day and night" the new mill was capable of reducing 250 tons of ore every twenty four hours. Subsequent annual reports during the early 1900s reflected similar earnings and production levels, including a reported gross income of three quarters of a million dollars in 1905. The company's operation was at its peak in the years surrounding the turn of the twentieth century, however. The Tomboy had a profound impact on the local economy. In addition to employing miners, machinists, engineers, and other skilled laborers, the company also contracted with local builders to construct its various buildings and structures, including this office building on Colorado Avenue. The Tomboy frequently ran help wanted advertisements in the *Journal*, including the following entry published on November 26, 1905:

WANTED
MINERS - both hand and
machine men, engineers and
compressor men.
The Tomboy Gold Mines Co.
Ltd. Telluride, Colo.

Architectural Inventory Form

Page 5 of 8

The Tomboy Gold Mine Company remained in operation in Telluride until the late 1940s. Local superintendents, or managers, over the years, included H.B. Adsit (circa 1897-1898), John Herron (1899-1905), D.A. Herron (1905-1921), N.S. Kelsey (circa 1922-1927), Gio Oberto (circa 1928-1929), and John Moore (circa 1930--1940s).

At some point in time, this building reportedly became the law office of Herschel M. Hogg. Born in Youngstown, Ohio on November 21, 1853, Mr. Hogg grew up in the Buckeye State before moving to Illinois where he obtained a law degree from Monmouth College in 1876. He and his wife Mary moved to Gunnison, Colorado in 1881, and then to Telluride in 1888. He practiced law in Telluride for many years, and also served as the city attorney between 1890 and 1898, and as the San Miguel County Attorney between 1890 and 1902. Mr. Hogg was also elected to the United States Congress in 1902, serving two terms between March 1903 and March 1907. Congressman Hogg later moved to Cortez where he continued to practice law, before he retired to Denver where he passed away on August 27, 1934.

Throughout much of the latter half of the twentieth century, this building was utilized as office space by the San Miguel Power Association.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"One...Great Gold Mines." *Telluride Journal*, December 30, 1899, p. 18.

"Annual Report of the Tomboy Gold Mines Co." *Telluride Journal*, November 13, 1902, p. 1.

"Three Quarters of [a] Million." *Telluride Journal*, November 16, 1905, p. 6.

"Wanted." [advertisement] *Telluride Journal*, November 26, 1903, p. 5.

San Miguel County Assessor records.

San Miguel County 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.

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, West Telluride precinct.

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 6 of 8

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, Politics/Government, Settlement**

40. Period of significance: **ca. 1902; ca. 1902-1948**

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

42. Statement of significance:

This building is historically significant primarily for its use as the Tomboy Gold Mines Company office, and for its related association with Telluride's socioeconomic development during the early 1900s. The building is also architecturally significant as an excellent local example of an early twentieth century brick commercial building. This building may be considered individually eligible for inclusion in the National Register of Historic Places, and it is a "contributing" structure within the Telluride National Historic Landmark District.

The secondary residence is also rated as a "contributing" structure 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. There have been no additions and no notable adverse alterations subsequent to its original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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:

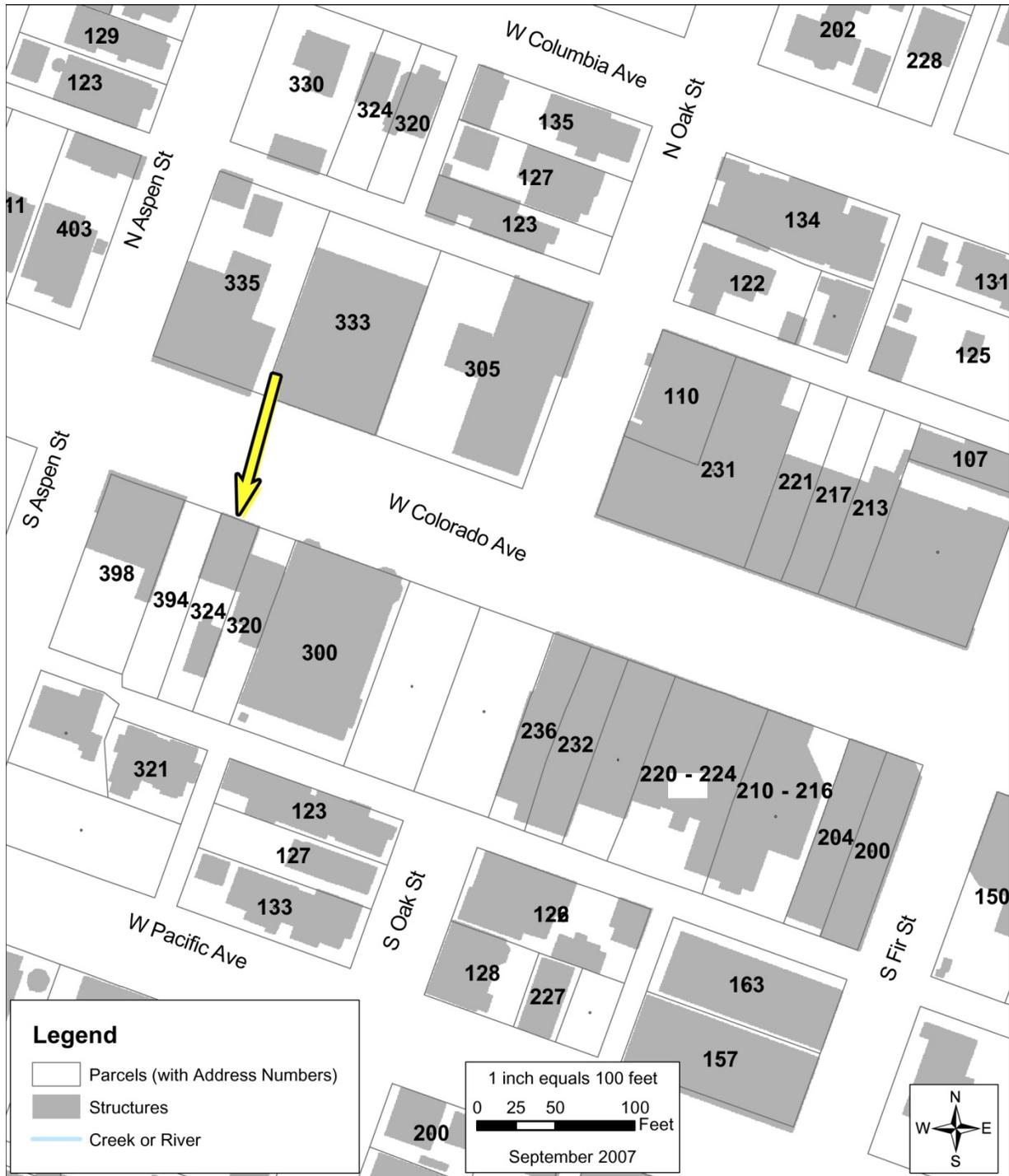
46. If the building is in existing National Register district, is it: Contributing

RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 8-14** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **06/30/2007; 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

