

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.1603/THAS80 & 81** Parcel number(s): **456536320002**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Shute Store; Bever Grocery Store; Gustafson & Co. Grocery Store**
- 6. Current Building Name: **Fruen Properties LLC Building**
- 7. Building Address: **335 W. Colorado Avenue**
- 8. Owner Name and Address: **San Miguel County, Colorado
P. O. Box 1170
Telluride, CO 81435**

456536320002



THLD RATING:	1603 –Primary - Not Eligible / Noncontributing Without Qualifications
	80 & 81 – Barn/Garage – Contributing

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252805 mE** **4202478 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 1, 3, 5, Block 1**
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 83 feet x Width: 66 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Facade Treatment/False Front**
21. General architectural description:
This is a single story, wood frame, false front, commercial building located at the northeast corner of Colorado Avenue and Aspen Street. Its façade, measures 66 feet east-to-west, and fronts directly onto the concrete sidewalk which parallels Colorado Avenue on the south elevation. The building is supported by a roughly-mixed poured concrete foundation, while its exterior walls are primarily made of board and batten. A moderately-pitched front gable roof is hidden behind a tall, stepped, symmetrical, false front on the façade. An intersecting gable joins the main roof near the north end of the west elevation, and there is a narrow shed-roof extension along the east elevation. The roof is covered with corrugated metal laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves on the east elevation. Elsewhere, the eaves are closed. Two sets of paired glass-in-wood-frame doors enter the façade from within slightly recessed entryways. A more modern glass-in-metal-frame door is set within a more deeply-recessed entryway at the east end of the façade. This door enters space currently occupied by Stewart Title of Colorado. The façade wall is also penetrated by five large single-light fixed-pane display windows. A shingle-clad roof projects out over the sidewalk, dividing the façade into upper and lower sections. The main, front, part of the building's east (side) elevation is clad with board-and-batten, and is not penetrated by any doors and windows. The west elevation (facing Aspen Street) is penetrated by: an entry door with one upper sash light; a 3-light window, partially filled with particle board; and two 1/1 double-hung sash windows. Portions of the north (rear) elevation walls are clad with rolled asphalt siding (with a faux brick pattern), and by corrugated metal. The north elevation and the north (rear) end of the east elevation are penetrated by: a non-historic 1x1 horizontal sliding glass bypass door; a single wooden door; two 1/1 double-hung sash windows; a single wood-paneled door; and two large single-light fixed-pane windows.

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

23. Landscape or special setting features:
This property is located at the northeast corner of Colorado Avenue and Aspen Street, at the western end of Telluride's downtown commercial district.

24. Associated buildings, features or objects:

Barn/Garage (THAS #80)

A wood frame barn/garage is located on Lot 1, near the rear northwest corner of the property. This historic structure measures 16' N-S by 18' E-W, and is supported by a wood timbers on grade foundation. Its exterior walls are made of board-and-batten, partially covered with corrugated metal, and it is covered by a gable roof with corrugated metal roofing material laid over newer 1x wood decking. A set of paired vertical wood plank, horizontal sliding, doors open toward Aspen Street on the west elevation. This building has no other doors or windows.

Barn/Garage (THAS #81)

Another barn/garage is located near the rear of the property, at the north end of Lot 2). This wood frame structure measures 20' N-S by 18' E-W, and is supported by a wood timbers on grade foundation. Its exterior walls are clad with corrugated metal, and its gable roof is also covered with corrugated metal, laid over 1x wood decking and 2x wood rafters. A set of paired vertical wood plank garage doors, side-hinged with metal strap hinges, open toward the alley at the east end of the north elevation. A single entry door is located at the west end of the south elevation. Plywood-filled window openings penetrate the south and east elevations.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1925** Actual:
 Source of information: **Sanborn Insurance map, October 1922; field estimate**

26. Architect: **Unknown**
 Source of information: **N**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Unknown**
 Source of information: **N/A**

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29. Construction history:

Sanborn Insurance maps indicate that this property was historically occupied by three separate buildings. A dwelling was situated on Lot 1 (the portion of the property closest to the corner of Aspen and Colorado) from sometime prior to 1886 until sometime after 1922. Lots 2 and 3, meanwhile, were developed with the construction of two stores between 1890 and 1893. These three separate buildings co-existed on these three lots through at least 1922. The extant building, thus, dates to sometime after 1922, although, it is possible parts of the two earlier store buildings were incorporated into its construction. The Sanborn maps also indicate that the Barn/Garage which faces Aspen Street ((THAS #80) was built between 1886 and 1890. The other Barn/Garage (THAS #81) is not depicted at its current location on Sanborn maps through 1922. It appears to date from the late 1800s or early 1900s, however, and was likely moved to this location from an unknown location within the Telluride National Historic Landmark District.

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): **False front commercial building**

35. Historical background:

Sanborn Insurance maps indicate that a building on Lots 2 and 3 in this block housed a grocery store or meat market between the late 1890s and the early 1920s. Articles from the *Telluride Daily Journal* indicate that this was the Shute Store in the years prior to 1913, operated by Mrs. M.E. Shute. Ernest Bever acquired the grocery store in September of 1913, but operated for only five months, as on February 16, 1914, the *Journal* reported:

"Auctioning Off Stock-- W.A. Davis, a professional auctioneer, arrived in the city last night from Delta and is today engaged in the pleasant occupation of selling the entire stock of the Ernest Bever Grocery which is located in the old Shute stand. The stock of the store is valued at about \$1,300, and will be sold in its entirety under the hammer.

Nine years later, in April of 1923, the *Journal* reported on the opening of the new Gustafson & Company grocery store in this building:

"Gustafson & Co., local grocers, are open for business at their new stand near the corner of Colorado Avenue and Aspen Street. The firm has been remodeling the building, putting in new fixtures and generally making the store a neat clean and attractive place in which to do business. Work at the place has been in progress for about three months past, and the firm is now doing business at the new location...A.R. Gustafson, head of the firm, says everything is in ship shape and he is better equipped then ever to give better service to his large patronage.

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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>.

Telluride Daily Journal, September 23, 1913, p. 3.

"Auctioning Off Stock." Telluride Daily Journal, February 16, 1914, p. 4.

"Local Grocers Are Planning Fine New Store on Main Street." Telluride Daily Journal, February 10, 1923, p. 1.

"Gustafson & Co. Open For Business At New Stand." Telluride Daily Journal, April 30,, 1923, p. 3.

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**

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 commercial development beginning in the 1920s. Because it was built after the Telluride National Historic Landmark District's period of significance, the building rates as a "noncontributing without qualifications" resource within the district. The two secondary buildings (THAS #s 80 and 81), date from the period of significance, display good integrity, and should be regarded as "contributing" resources within the district.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably adequate 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 construction history of the property's primary building has not been thoroughly researched; however, it has apparently undergone façade changes from time to time, to accommodate changing retail uses. The two secondary buildings (THAS #s 80 and 81) display excellent integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not individually Eligible / Noncontributing to the District**

Local landmark eligibility field assessment: **Not Eligible**

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 THAS#80 & 81 N/A:

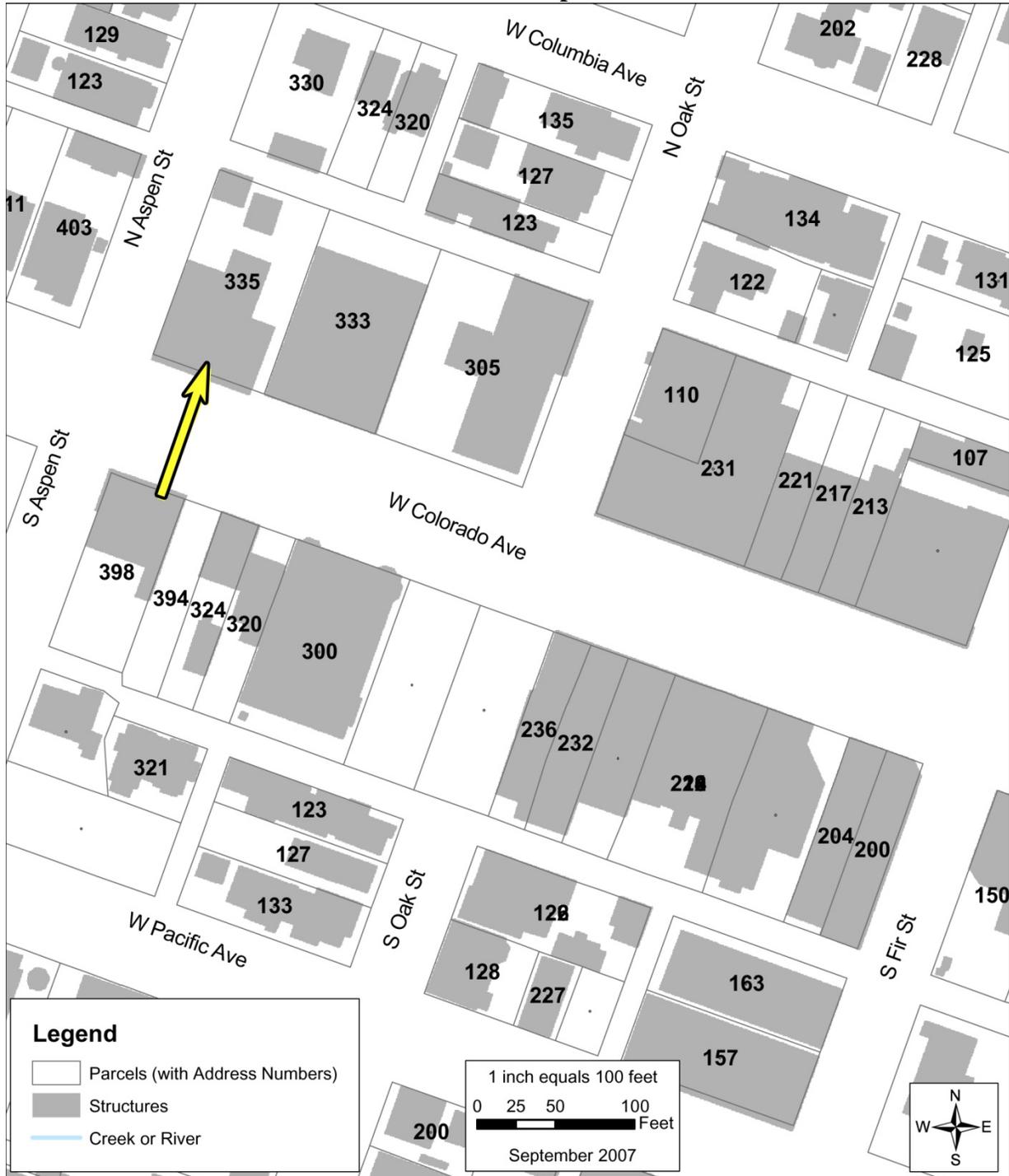
Noncontributing 5SM#1603 N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 266-275	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	07/31/2007; revised 4/10/2013		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		

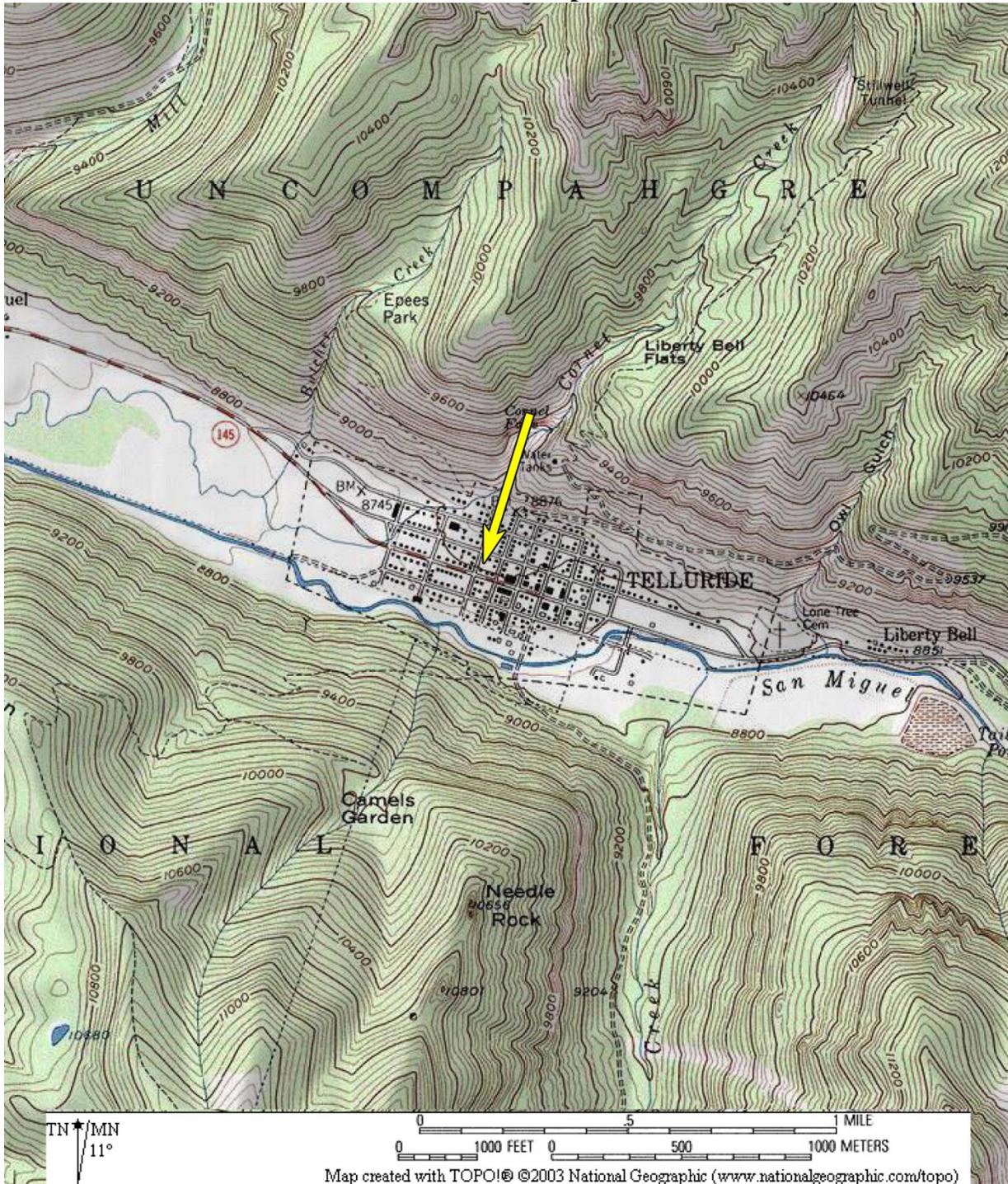
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)