

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1598/THAS.49**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Dalton Brothers House**
- 7. Building Address: **427 W. Colorado Avenue**
- 8. Owner Name and Address: **Dalton Brothers of Telluride LLC  
P.O. Box 982  
Telluride, CO 81435-0982**

Parcel number(s): **456536314016**




<b>THLD RATING:</b>	<b>Primary - Contributing</b> <b>Garage/Shed - Non-Contributing without Qualifications</b>
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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** **252730 mE** **4202504 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 8, Block 4**  
 Addition: **West Telluride Addition** Year of addition: **1891**
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: 61 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Hip-on-gable Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**  
**Ornamentation/Decorative Shingles**
21. General architectural description:  
**This is a single-story wood frame dwelling, which overall measures 61.5- N-S (deep) by 25.5' E-W (across). Included in these dimensions are the original gable-and-hip-roofed house, which measures 46' N-S by 25.5' E-W, and an older shed-roofed addition to the north (rear) elevation which measures 15.5' N-S by 25.5' E-W. The house is supported by a low, unpainted, coursed sandstone foundation, and its exterior walls are clad with painted pale blue horizontal wood siding with painted darker blue 1" by 4" corner boards. Painted pale blue variegated wood shingles, and an ornate gable ornament, appear in the facade's upper gable end. The front (south) end of the roof is gabled, while the rear end is hipped. The roof is covered with brown metal roofing material, and the eaves are boxed with painted blue and white wood trim. Two historic red brick chimneys are located on the roof ridge. A non-historic boxed chimney is located on the east (side) elevation. Two wood-paneled doors enter the house from an open front porch recessed under the east end of the façade (south elevation). Each of these doors feature painted blue and white wood panels, projecting locking rails, single upper sash lights, and transom lights. The front porch is approached by three concrete steps, and features a wood plank floor, painted blue turned columns with decorative scrolled brackets. These decorative brackets boast spindle work, trefoil cutouts, and are pierced with drill holes. A 1/1 single-hung sash window, with a painted dark blue wood frame and painted lighter blue wood surrounds, penetrates the façade wall to the west of the porch. Windows on the east and west elevations are 1/1 double-hung sash with painted blue wood frames and surrounds. Two painted blue wood-paneled entry doors are located near the north end of the east elevation. One of these doors is historic, with a transom light, and with a painted blue wood screen door; the other door, which is not historic, enters the shed-**

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roofed addition to the north elevation. The addition features pale blue color, wide, horizontal masonite type siding, and casement and awning type windows.

22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of Colorado Avenue in the block between Aspen and Townsend Streets.**
24. Associated buildings, features or objects:

**Garage/Shed (THAS #49)**

A wood frame garage/shed, with a carport extension, is located adjacent to the alley at the rear of the property. This building measures approximately 10' N-S by 18' E-W, while the carport extension at the west end of the south elevation measures approximately 12' by 10'. This building features horizontal wood plank walls, with the lower portion of the north elevation also covered with corrugated metal. The building's shed roof is also covered with corrugated metal, laid over 1x wood decking and 2x wood rafters. A corrugated metal garage door is located on the east elevation, with vehicular access via the alley to the north. Two vertical wood plank doors, both side-hinged with metal strap hinges, are located on the south elevation.

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:  
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899; San Miguel County Assessor records.**
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 reveal that this house was built between February 1893 and December 1899. Sanborn Insurance maps dated 1899, 1904, 1908, and 1922, consistently depict the dwelling and what appears to be a small shed at the rear northeast corner of the property. The extant garage/shed appears to be a larger structure than what is depicted on the Sanborn maps. Based on its appearance, the 15'5' by 25.5' shed-roofed addition to the original house's north elevation probably dates to the 1960s or 1970s.**
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): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

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35. Historical background:

**The West Telluride Addition was platted in 1891, and residential development throughout the neighborhood began to occur that same year. By the end of 1892, five houses had been built here in Block 4, on the north side of West Colorado Avenue between Aspen and Townsend Streets. These were respectively located on lots one and two, on lots three and four, and on lots five, ten, fourteen and fifteen. By the end of 1899, another six homes had been erected on this block, leaving only lots eleven, twelve, thirteen, sixteen and seventeen not yet developed. Another three residences had been built by the summer of 1908, with this block then boasting fourteen residences facing onto West Colorado Avenue, and with only two lots still undeveloped. This residence, on Lots 7, and 8, was among those built between 1893 and 1899. Information regarding the families and individuals who lived here in the late 1890s and early 1900s has not been uncovered. In 1986, this property was owned by William and Edith Goldsworthy of Telluride.**

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.**

**Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>**

## 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

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39. Area(s) of significance: **Architecture, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National:  State: Local:

42. Statement of significance:

**This property is historically significant for its association with Telluride's residential development beginning in the late 1890s. The house is also architecturally significant as an example of a relatively intact 1890s dwelling, with Late Victorian era details. As such, the house and should be rated as a "contributing" resource within the Telluride National Historic Landmark District. The secondary building (THAS #49) garage/shed, should be rated as a "non-contributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably 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. A shed-roofed addition to the rear of the original dwelling is mildly incompatible with the original in terms of its materials. The addition, though, is minimally visible from the street, and it maintains a low profile.**

### 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 5SM1598   
 Noncontributing THAS49  N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 240-246** 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 4/10/2012** **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

