

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

DRAFT 4/22/13

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.1564**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **House**
- 6. Current Building Name: **Miller House**
- 7. Building Address: **430 W. Colorado Avenue**
- 8. Owner Name and Address: **Coast Property Enterprises LLC
408 Alameda Ave
Half Moon Bay, CA 94019**

Parcel number(s):

456536319001

456536319001



THLD RATING:

Supporting to District

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252706 mE** **4202449 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 33, Block 5**
 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: 38 feet x Width: 21 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This is a single story, wood frame, dwelling which fronts directly onto the concrete sidewalk paralleling Colorado Avenue on the north elevation. The foundation walls above grade are covered with rolled asphalt with a faux concrete block pattern. The house's exterior walls are clad with painted pale grey horizontal wood siding, with painted purple with orange trim 1" by 4" corner boards. A painted purple wooden water table separates the foundation from the horizontal wood siding. The house features an asymmetrical façade which fronts toward Colorado Avenue on the north elevation. Here, a painted orange, 15-light, glass-in-wood-frame door, with flanking sidelights, enters the dwelling from a from a shed-roofed entry porch at the east end of the façade. The front (south) end of the porch is open, while the rear portion, extending along the east (side) elevation, is enclosed. The house is covered by a steeply-pitched front gable roof, with green asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted grey, and are exposed beneath the eave on the east elevation; the eave is boxed on the west elevation. A red brick chimney is located at the south (rear) end of the gable roof. A distinctive painted purple and orange gable ornament, with vergeboard, is located in the upper gable end on the façade (north elevation). A single-light, fixed-pane window penetrates the façade wall below the gable ornament. A single 1/1 double-hung sash window is located on the west elevation. The original dwelling has been extended to the rear (south elevation) by a hip-roofed addition. A set of ten wooden stairs leads to a painted white wood-paneled door, with one upper sash light, which enters the addition. The addition is also penetrated by two 2-light windows and by a 1/1 double-hung sash window.

Architectural Inventory Form

Page 3 of 8

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

Shed
<p>A shed, which measures approximately 8' by 6', is located near the rear of the lot. This small structure has faded painted grey and white horizontal wood siding, with 1" by 4" corner boards. It is covered by a low-pitched front gable roof, with wood shake shingles laid over 1x wood decking and 2x wood rafters. A plywood-covered window is located on the west elevation. A low, stained natural brown, solid wood door enters the shed's south elevation from a roughly-built plywood porch.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1891**
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893; 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:
San Miguel County Assessor records list 1891 as this house's year of construction. Sanborn Insurance maps provide corroborating evidence that the house was built between October 1890 and February 1893. The hip-roofed rear addition appears quite old; however, it is not depicted on the 1922 Sanborn map, thus, it was apparently erected after that date. This house, and the house next door to the east at 424 W. Colorado Avenue (5SM.1563) appear very similar. They were probably constructed by the same builder(s) at approximately the same time.
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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Sanborn Insurance maps, and San Miguel County Assessor records provide information that this house was built in 1891 - the same year the West Telluride Addition was platted. This dwelling was probably constructed by the same builder as the house next door to the east at 424 W. Colorado Avenue (5SM.1563). Both of these houses were erected in 1891, and are very similar.

By February of 1893, only five houses had been built on this block (Block 5, West Telluride Addition) facing onto West Colorado Avenue. These were: 424 W. Colorado Avenue, on Lot 34 (5SM.1563); this house at 430 W. Colorado Avenue, on Lot 33 (5SM.1564); a small dwelling with a deep setback on Lot 31 (no longer extant); the dwelling at 460 W. Colorado Avenue, on Lot 26 (5SM.1568); and a small log dwelling with a deep set back on Lot 22 (also no longer extant). Information regarding the families and individuals who lived in these homes beginning in the early 1890s 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.

Architectural Inventory Form

Page 5 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, Settlement**
40. Period of significance: **1878-1913**
41. Level of significance: National: State: Local:

42. Statement of significance:

This house is architecturally significant as a good representative example of an early 1890s vernacular wood frame dwelling, albeit with a small loss of integrity. The house is also historically significant for its association with Telluride's residential development beginning in the early 1890s. Built in 1891 (the same year the West Telluride Addition was platted), this house is representative of Telluride's residential growth west of the downtown commercial district during the mining boom years of the 1890s.. Due to some loss of integrity, this property should be considered a "supporting" resource within the Telluride National Historic Landmark district. The shed is a non-designated structure.

43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal 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. Modest, older, additions have been built onto the rear of the original dwelling, and some window openings have been altered. A sense of time and place of an 1890s wood frame dwelling remains largely in evidence, however.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Supporting 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 Noncontributing N/A:

Architectural Inventory Form

Page 6 of 8

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 21, 25-27	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	06/30/2007; revised 4/10/2012		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams Timothy Wilder		Telluride, CO 81435
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

