

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.1597/THAS48**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Massa House**
- 7. Building Address: **433 W. Colorado Avenue**
- 8. Owner Name and Address: **Marsha Massa  
P. O. Box 873  
Telluride, CO 81435-0873**

Parcel number(s):

<b>456536314015</b>



THLD RATING:

**Primary - Contributing to District  
Secondary Residence – Non-Contributing without  
Qualifications**

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## 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** **252721 mE** **4202508 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 8, 9, 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: 52 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
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**  
**Ornamentation/Decorative Shingles**  
**Fence**
21. General architectural description:  
**This is a 1.5-story, wood frame, late nineteenth century, dwelling. Overall, the house measures 58' N-S (deep) by 24' E-W (across). Included in these dimensions are: the main 1.5-story portion, which measures 44' N-S by 24' E-W; an enclosed single-story rear porch extension on the north (rear) elevation, which measures 8' N-S by 24' E-W; and an open front porch on the façade (south elevation), which measures 6' N-S by 22' E-W. Not included is a canted hip-roofed bay window on the east elevation. The dwelling is supported by an unpainted coursed sandstone foundation, and its exterior walls are clad with painted pale beige color horizontal wood siding, with painted salmon color 1" by 4" corner boards. Painted pale beige color fishscale and octagon pattern shingles appear in the façade's upper gable end. The house is covered by a steeply-pitched front gable roof, with intersecting gables on the east and west elevations. The roof is covered with black asphalt composition shingles, and the eaves are boxed with painted salmon color wood trim. A red brick chimney is located on the ridge. A wood-paneled front door, with one upper sash light and a transom light, and with a wood screen door, enters the center of the symmetrical façade from the nearly full-width front porch. The door is flanked on either side by a 1/1 double-hung sash window, with painted salmon color wood surrounds, which overlook the porch. The porch itself is approached by five painted green wood steps, and features a tongue-in-groove wood floor, an open wood balustrade with turned balusters, turned columns with decorative scrolled brackets, and a low-pitched hip roof with an intersecting gable over the entry. A gable ornament with a sunburst motif is located in the façade's upper gable end, directly above a set of paired 1/1 double-hung sash windows. The canted hip-roof bay**

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on the east elevation is penetrated by four 1/1 double-hung sash windows, with decorative wood panels above and below, and with a dentil course beneath its roof eave. A non-historic door enters the rear shed-roofed extension at the north end of the east elevation. Another non-historic, horizontal sliding glass bypass door enters the shed-roofed extension at the east end of the north elevation.

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:

<b>Secondary Residence (THAS #48)</b>
<p>A secondary residence (originally a barn, and likely later a garage) is located adjacent to the alley at the rear of the property. This building measures 20' N-S by 28' E-W, not including a small, 12' by 3' shed-roofed extension to the west elevation. This building's walls are made of coursed CMU blocks, with rolled asphalt in the upper gable ends. The gable roof is covered with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A vertical wood plank, horizontal sliding, barn door is located at the west end of the north elevation (facing the alley). Although this barn door is no longer in use, its historic hardware is still intact. A set of paired vertical wood plank doors, and a single vertical wood plank door, both side-hinged with metal strap hinges, enter the shed-roofed extension on the west elevation. One 4-light window penetrates the east elevation. A non-historic 1x1 horizontal sliding window penetrates the north elevation. One other entry door is located on the south elevation.</p>

### 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 during the years between 1893 and 1899. The shed-roofed extension to the north (rear) elevation was apparently built some years after the house's original construction. The 1922 Sanborn map depicts a small, enclosed, L-shaped porch wrapped around the house's rear northeast corner. It was probably replaced by the extant shed-roofed extension. The Sanborn maps also indicate that the stone barn at the rear of the property was probably built at about the same time as the house.**
30. Original location:  Moved: Date of move(s):

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling/ boardinghouse**

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 8 and 9, was among those built between the end of 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 Marsha Massa 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>**

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## 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.

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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 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 excellent example of an intact, 1890s, 1.5-story cross gabled dwelling, with Late Victorian era details. As such, the house should be rated as a "contributing" resource within the Telluride National Historic Landmark District and the secondary residence (THAS #48) should be rated non-contributing without qualifications. Overall, this property clearly contributes to the historic and architectural character of the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property 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. A modest addition to the rear of the house is fairly old, is not visible from the street, and is reasonably compatible with the house's original construction. The secondary residence (THAS #48) at the rear of the property also displays reasonably good integrity. Although it is now being adaptively re-used as a secondary residence, its earlier utilitarian uses as a barn and garage are still in evidence.**

### 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  Noncontributing N/A:

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## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #5, Images 234-239</b>	CDs filed at:	<b>Town of Telluride</b>
48. Report title:	<b>Town of Telluride Re-Survey of Historic Structures</b>		<b>Planning and Building Department</b>
49. Date(s):	<b>07/31/2007; revised 4/10/2012</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

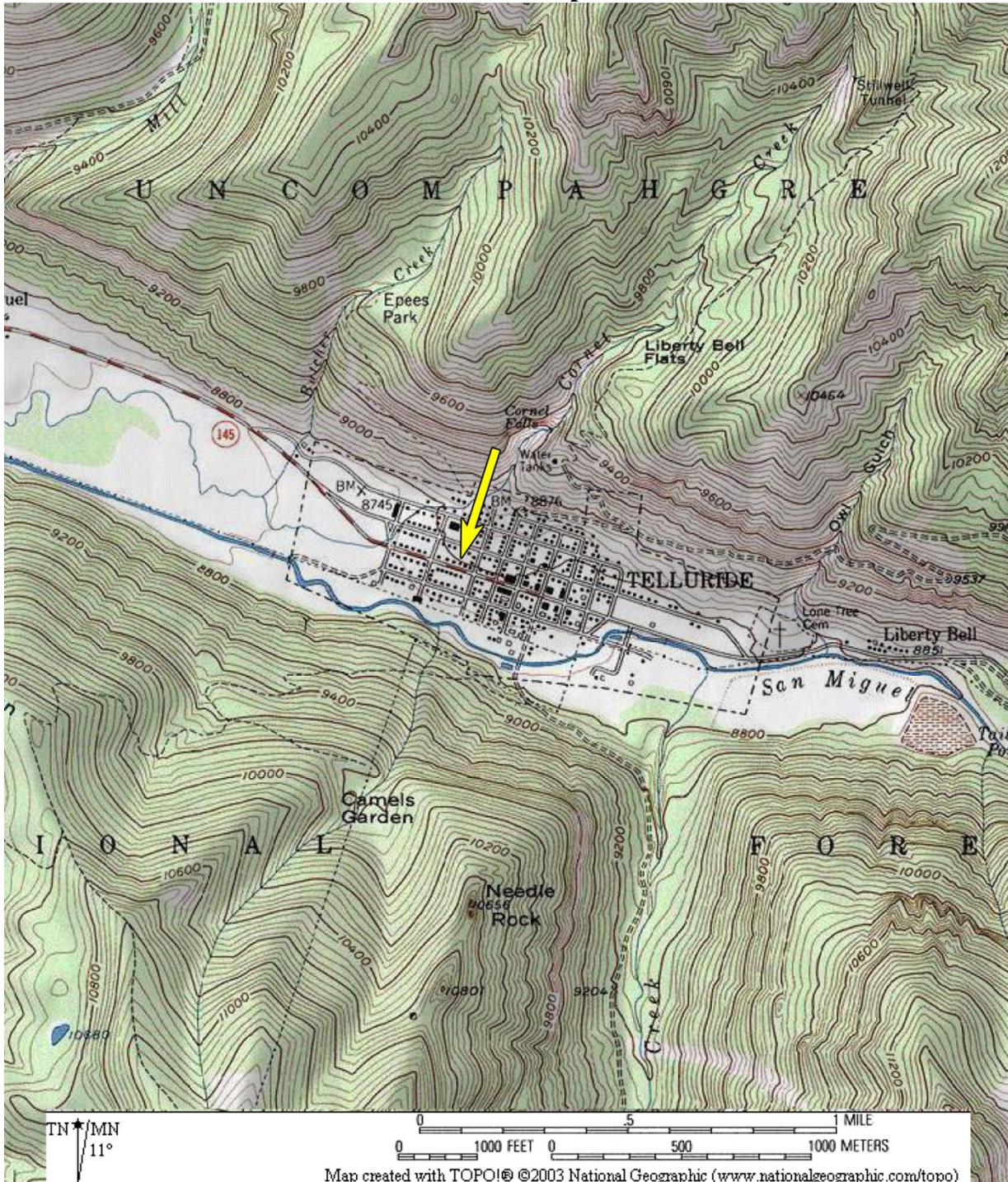
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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