

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.1594/THAS45**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Stone/Hayes House**
- 7. Building Address: **449 W. Colorado Avenue**
- 8. Owner Name and Address: **Alvah Stone and Diana F. Hayes
2370 Cedar Hollow Road
Georgetown, TX 78628**

Parcel number(s):

456536314012



THLD RATING:

Primary - Supporting to District
Shed -Supporting to District

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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** **252690 mE** **4202518 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 13, 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: 21 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: **Metal Roof**
20. Special features: **Porch**
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
21. General architectural description:
This is a 1.5-story wood frame dwelling, with a 1.5-story addition to its north (rear) elevation. The house, including the addition, presently measures 53.5' N-S (deep) by 21' E-W (across). The original dwelling is supported by a coursed stone foundation, and its exterior walls are clad with painted blue horizontal wood siding with painted brown 1" by 6" corner boards. A painted blue 1" by 6" board separates the foundation from the horizontal wood siding. The house is covered by a front gable roof, with corrugated metal roofing material and with painted brown boxed eaves. Painted light green fishscale shingles appear in the upper gable end on the façade (south elevation). A large gabled dormer, with a 1/1 double-hung sash window, is located on the east-facing roof slope. A non-historic stained brown wood-paneled door, with an oval light, enters the east end of the façade from a 12' by 7' front porch. This porch is approached by seven wood steps, and is recessed under the front southeast corner of the house's gable roof. The porch features an open wood railing and turned columns with brackets. A non-historic oriel type window penetrates the façade wall to the west of the porch. A simple, non-historic, gable ornament adorns the façade's upper gable end. Windows on the home's secondary elevations are primarily 1/1 double-hung sash, with painted blue wood frames and painted brown wood surrounds. Two glass-in-wood-frame doors enter the rear addition on the north elevation.
22. Architectural style: **No Defined Style**
 Building type:

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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:

Shed (THAS #45)
A wood frame shed, which measures 8' by 10' is located near the rear of the property. This small utilitarian structure has horizontal wood plank walls and a shed roof covered with corrugated metal. This shed has been moved approximately ten feet south of where it was located when it was surveyed previously in July of 1987.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** 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: **Unknown**
- Source of information: **N/A**
29. Construction history:
- San Miguel County Assessor records list 1900 as this house's year of construction. This date is probably accurate, as Sanborn Insurance maps document that the house was built between 1899 and 1904. The small shed at the rear of the property also appears to be depicted on the 1904 Sanborn map. The addition to the house's north (rear) elevation postdates 1987.**
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 16 and 17 near the west end of the block was among those built between the end of 1899 and 1904. (San Miguel County Assessor files list its dated of construction as 1900.) 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 Jeannie Craig 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.

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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 a representative turn of the twentieth century wood frame dwelling, with modest Late Victorian era details. Due to some loss of integrity, though, this property, including both the house and secondary building (THAS #42), should be rated as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably high level of 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. An addition to the north (rear) elevation has diminished the historic house's physical integrity to some extent. Overall, this property continues to convey a sense of its historic and architectural significance.

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:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 216-219** 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

