

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.1591/THAS.42**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Dalton Brother House**
- 7. Building Address: **465 W. Colorado Avenue**
- 8. Owner Name and Address: **Dalton Brother of Telluride LLC
P. O. Box 982
Telluride, CO 81435**

Parcel number(s):	456536314029



THLD RATING:	Primary - Supporting to District Garage – Non-Contributing with 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** **252665 mE** **4202527 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 16, 17, 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 42 feet x Width: 22 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features:
Porch
Chimney
Roof Treatment/Dormer
Balcony
21. General architectural description:
The present dwelling at 465 W. Colorado Avenue consists of a historic wood frame home with a gabled-L plan, and a modern gable and shed-roofed addition to the north (rear) elevation. The original house measures 28' N-S by 22' E-W, with an open wrap-around front porch covering the east end of the façade (south elevation) and the south end of the east (side) elevation. The rear addition measures 12' N-S by 22' E-W. The original dwelling is supported by a low coursed sandstone foundation. Its exterior walls are clad with painted beige horizontal weatherboard siding, with painted white 1" by 4" corner boards. Painted beige octagon-shaped wood shingles appear in the façade's upper gable end, however. The steeply-pitched cross gable roof is covered with wood shingles, and the eaves are boxed with painted red and white wood trim. A red brick chimney is located on the roof ridge, while a distinctive gable ornament, with spindle work, is located in the façade's upper gable end. A narrow gabled wall dormer, with a 1/1 double-hung sash window, is located on the south-facing roof slope of the intersecting gable, overlooking the front porch roof. Another, probably non-original, gabled dormer is located on the west-facing roof slope. The wrap-around front porch has been remodeled subsequent to the previous survey in 1986. The porch now features a wood plank floor, turned columns with decorative incised curved brackets, and a low-pitched hip porch roof. Two painted red wood-paneled doors, each with an upper sash light and with a transom light, enter the house from the front porch. Another entry door, covered by a shed roof, enters the east (side) elevation. A single-hung sash window penetrates the façade's first story wall, to the west of the porch, while a set of paired casement windows (probably originally 1/1 double-hung sash) are located directly above, providing light and ventilation to the upper half story. Windows on the east and west elevations are primarily the

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original 1/1 double-hung sash. The 1.5-story rear addition is supported by a concrete foundation, while its walls and roof materials match those found on the original house. The addition's north elevation features a flagstone patio covered by a highly-decorative balcony with neo-Victorian detailing. The addition primarily consists of a tall 1.5-story gabled section, but there is also a low, one-story, shed-roofed extension at the north end of the east 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:

Garage (THAS #42)
<p>A wood frame garage, which measures approximately 16' N-S by 18' E-W, is located adjacent to the alley at the rear of the lot. This utilitarian structure features a concrete slab foundation, and board and batten walls, with badly faded green paint still visible in some places. The lower portion of the north elevation is clad with rusted corrugated metal. The garage features a saltbox roof form, with a small gabled extension to the south elevation, and is covered with corrugated metal roofing material. A vertical wood plank garage door is located on the east elevation. Vehicular access is via the alley to the north.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1900**
 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. Sanborn Insurance maps corroborate that this date is probably correct. The December 1899 Sanborn map depicts this property as undeveloped, while the next Sanborn map, published in July 1904, depicts the original house and the garage. Both buildings are then also depicted on the 1908 and 1922 Sanborn maps. The rear (north elevation) addition to the original house postdates 1986.
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/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family dwelling**

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 Douglas Cronin of Toluca Lake, California.

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 an example of a late nineteenth century 1.5-story gabled-L plan dwelling, with Late Victorian era details. Due to some loss of integrity, though, this property should be rated as a "supporting" resource within the Telluride National Historic Landmark District.

The garage (THAS #42), should be rated as a Non-contributing with Qualifications.

43. Assessment of historic physical integrity related to significance:

This property displays a less than optimal 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 building's physical integrity. As a result, the property no longer fully conveys a sense of its former 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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5, Images 197-203	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	07/31/2007; 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		

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Sketch Map



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Location Map

