

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.1569**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Black House**
- 6. Current Building Name: **Townledge Telluride LLC House**
- 7. Building Address: **470 W. Colorado Avenue**
- 8. Owner Name and Address: **Realty Management Group LLC  
3033 E First Ave, STE 300  
Denver, CO 80206**

Parcel number(s):

<b>456536319030</b>



THLD RATING:

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** **252637 mE** **4202458 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 21-23, 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 32 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material:
20. Special features: **Porch**  
**Chimney**  
**Window/Glass Block**
21. General architectural description:  
**This is a single-story wood frame dwelling which features a gabled-T plan. The house measures 27' N-S (deep) by 28' E-W (across). Included in these dimensions are a 5' by 14' open front porch which comprises the west half of the façade, filling in the front leg of the "T", and a 5' by 14' shed-roofed extension to the west end of the south (rear) elevation which fills in the back leg of the "T." Not included in these dimensions is a low, 5' by 15' shed-roofed extension at the east end of the south elevation. The house is supported by a sandstone foundation, covered in places by concrete pargeting. The foundation wall is at grade on the north elevation (façade), and extends to more than 4' above grade on the south elevation, as the ground slopes upward from south-to-north. A non-original 21-light glass block basement window penetrates the foundation wall on the east elevation. The house's exterior walls are clad with salmon color asphalt or asbestos shingle siding, applied over painted salmon color horizontal wood planks. Painted white fishscale and diamond-pattern wood shingles appear in the upper gable ends on the north and west elevations. The cross-gable roof is steeply-pitched, and is covered with asphalt composition shingles. The eaves are boxed, with painted white wood trim, and a brown brick chimney is located on the roof ridge. Two painted white wood-paneled doors, each with a transom light, and each with a white metal storm door, enter the façade from the front porch which forms the west half of the façade. The porch features a tongue-in-groove wood floor, an open wood railing, painted white turned columns with pierced brackets, a sawtooth frieze, and a shed roof. The home's windows are primarily single and paired 1/1 double-hung sash windows with painted white wood frames and surrounds. A painted white plywood door enters the basement level near the west end of the south elevation, where the foundation wall is the highest, and where it is clad with**

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**painted white horizontal wood siding. The low 5' by 15' extension to the east end of the south elevation is an attached storage shed. It features unpainted horizontal wood plank walls, a shed roof, and a plywood door on its south elevation.**

22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features: **This property is located adjacent to the southeast corner of West Colorado Avenue and Townsend Street.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1894** Actual:  
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899.**
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, though, indicate the house was probably built a few years later because it is not depicted on the 1893 Sanborn map, but it is depicted on the 1899 Sanborn map. The dwelling is minimally altered from its original construction. The original horizontal wood plank walls were covered with asbestos shingle siding at some point in time, probably in the 1950s or 1960s.**
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**

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35. Historical background:

The West Telluride Addition was platted in 1891, and by the end of that year, a number of residences in the neighborhood had already been built. By early 1893, in this block alone, five new residences had been constructed on the south side of Colorado Avenue between Aspen and Townsend Streets. Construction then slowed, perhaps due in part to the financial panic of 1893, as by the turn of the twentieth century only two additional houses had been built in this block on the south side of Colorado Avenue.

One of these was this residence at 470 W. Colorado Avenue, located near the west end of the block. According to a previous survey, conducted in 1986: "This was once the residence of U. S. Black, a railroader, and his eccentric 'witch' wife. Black died in 1932." No mention of U. S. Black, or the Black family, in Telluride was found in online newspaper articles from the Telluride *Daily Journal*. The name "Ulysses S. Black" does appear in the 1900 and 1910 census records, however. In fact, Ulysses S. Black is listed twice in the 1900 census - once as an unmarried resident of the West Pagosa Springs precinct in Archuleta County, and once as an unmarried boarder in the Gladstone precinct in San Juan County. The 1910 precinct lists U.S. Black as a resident in the Piedra precinct in Archuleta County, then age 44. By then he had married, as the census also lists his wife, Emma (age 31), son James (age 6), daughter Margaret (age 3), and daughter May (age 1). Mr. Black's occupation is listed as "laborer/odd jobs." However the census does not indicate that his wife was a "witch." The name "Ulysses S. Black" is not listed as a Colorado resident in the 1920 census. In the mid-to-late 1980s, this property was owned by James and Mary Stark.

36. Sources of information:

Twelfth Census of the United States, 1900, Archuleta County, Colorado, West Pagosa Springs precinct.  
 Thirteenth Census of the United States, 1910, Archuleta County, Colorado, Piedra precinct.  
 Twelfth Census of the United States, 1900, San Juan County, Colorado, Gladstone precinct.  
 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 house is historically significant for its association with Telluride's residential development beginning in the 1890s. It is also architecturally significant as a good representative example of a vernacular gabled-T plan dwelling. This dwelling, thus, should be considered a supporting resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall 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. The dwelling is minimally altered from how it appeared during the period of significance, although its walls were sided with asbestos or asphalt shingle siding at some point in time. A sense of time and place of a late nineteenth century dwelling remains for the most part intact.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**

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):	<b>CD #5, Images 64-69</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>06/30/2007; revised 4/10/2013</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>1607 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

