

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1590/THAS.38**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Metzger House**
- 7. Building Address: **473 W. Colorado Avenue
473 1/2 W. Colorado Avenue**
- 8. Owner Name and Address: **Suzanne H. Metzger
P.O. Box 1916
Telluride, CO 81435**

Parcel number(s):

456536314009



THLD RATING:

Primary & Barn - Contributing
Secondary Residence – Not Rated – New Construction

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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** **252651 mE** **4202533 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 18, 19, 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 40 feet x Width: 30 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Window/Stained Glass

21. General architectural description:

This late nineteenth century wood frame dwelling features a T-shaped, cross gable plan. Overall, the building measures 40' N-S (deep) by 29.5' E-W (across), but it is made up of two blocks which form the T-shaped plan. The west block measures 40' N-S by 16' E-W, while the smaller east block measures 16' N-S by 13.5' E-W. An open front porch, which measures 4.5' by 13.5', fills in the front part of the "T" at the east end of the façade, while a 16' by 13.5' wood deck fills in the back part of the "T" at the east end of the north (rear) elevation. The dwelling is supported by a low stone foundation, and its exterior walls are clad with horizontal wood siding, with 1" by 4" corner boards. The cross gable roof is steeply-pitched, and is covered with corrugated metal roofing material. The eaves are boxed with painted wood trim; a gable ornament adorns the façade's upper gable end. Two painted wood-paneled doors, with stained glass Queen Anne lights and with transom lights, enter the house from the front porch. The porch features a tongue-in-groove wood floor, an open wood balustrade with turned balusters, slender incised wood posts with decorative pierced brackets, and a spindle frieze. A set of paired 1/1 double-hung sash windows overlooks the front porch to the east of the entry doors. To the west of the porch, the façade wall is penetrated by a 1/1 fixed pane first story window, and by a set of paired 1/1 double-hung sash windows in the upper gable end. Another set of paired 1/1 double-hung sash windows are located in the north elevation's upper gable end (1990 addition) - directly above a non-historic bay window. The mud room was added in 1990. The shed dormer with a pair of 1/1 double hung sash windows on the north elevation was added in 1996.

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22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This property is located on the north side of Colorado Avenue near the west end of the block between Aspen and Townsend Streets.

24. Associated buildings, features or objects:

<p>Barn/ Secondary Residence (THAS #38)</p> <p>A historic wood frame barn, which measures approximately 10' by 22', is located adjacent to the alley at the rear of the property. This structure has no foundation. Its walls are made of vertical wood planks, and it is covered by a gable roof with corrugated metal roofing material laid over 1x wood decking. The historic hardware for a horizontal sliding door is still intact on the north elevation (facing the alley). A non-historic entry door is located at the south end of the west elevation.</p> <p>A non-historic 1.5-story secondary residence abuts the barn's east elevation. The secondary residence has the address of 473 1/2 W. Colorado Avenue. It is supported by a concrete foundation, and its exterior walls are made of stained brown board and batten. Its front gable roof is covered with corrugated metal roofing material, and its eaves are boxed. A green metal-paneled door, with one upper sash light, enters the building at the west end of the north elevation. Single 2/2 double-hung windows penetrate the north and east elevations. A small single-light window is located in the north elevation's upper gable end.</p>
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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:

San Miguel County Assessor records list 1899 as this house's year of construction. Sanborn Insurance maps, meanwhile, document that the house was built during the years between February 1893 and December 1899. The house, and the barn at the rear of the property (THAS #38), are both consistently depicted on the 1899, 1904, 1908, and 1922 Sanborn maps. The secondary residence, which now abuts the barn's east elevation, 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 18 and 19 near the west end of the block was among those built between 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 Richard and George Donnelly of Midland, Texas.

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**
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 intact example of a late nineteenth century 1.5-stoy gabled-T plan dwelling, with Late Victorian era details. The primary structure should be rated as a "contributing" resource within the Telluride National Historic Landmark District. The barn (THAS #38) is also a contributing structure and the secondary residence is non-designated.

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. The only notable alteration to the house appears to be a non-historic bay window on the north (rear) elevation. The integrity of the barn has been lost. However, the secondary residence is well-executed in terms of its compatibility with the existing historic buildings.**

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:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 191-196** 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**

Architectural Inventory Form

Sketch Map



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Location Map

