

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.1570**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Ballas House**
- 7. Building Address: **504 W. Colorado Avenue**
- 8. Owner Name and Address: **Nigel Timms
PO BOX 790368
Paia, HI 96779**

Parcel number(s):

456536318023



THLD RATING:

Supporting to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252591 mE** **4202499 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Tract A, Block 8**
 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: 47 feet x Width: 37 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: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This is a 1½-story, L-shaped dwelling, with a gabled addition to its east (side) elevation, and two shed-roofed additions to its south (rear) elevation. The main part of the house is covered by a cross-gabled roof, which overall measures 35' N-S (deep) by 32.5' E-W (across). The addition to the east end of the south elevation is covered by a shed roof, and measures 12' N-S by 21' E-W. The addition to the west end of the south elevation is covered by a gable roof, and measures 12' N-S by 16' E-W. The house is supported by a concrete foundation covered with corrugated metal. A 2-light basement window penetrates the foundation wall on the east elevation. The house's exterior walls are primarily clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards. Portions of the west elevation are clad with board-and-batten siding, however. A painted green 1" by 6" board separates the foundation from the siding. The cross-gabled roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. Two wood-paneled doors enter the dwelling from an L-shaped front porch which comprises the west end of the façade (north elevation). This porch features a wood plank floor, painted green 4" by 4" wood posts, and a shed roof. The west end of the façade wall is penetrated by a large 12-light window with a painted green wood frame. A narrow horizontal weatherboard door enters the gabled addition near the west end of the south elevation.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features: **This property is located at the southwest corner of West Colorado Avenue and Townsend Street, near the west end of the Telluride National Historic Landmark District.**

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:

Source of information: **Field estimate**

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 that this property was developed between 1893 and 1899. An early 1900s photo depicts the Wunderlich house at this location, with Mr. and Mrs. (Oscar and Hedwig) Wunderlich seated on the front porch. The photo is located at the Telluride Museum, and appears on page 160 of *Historic Telluride in Rare Photographs* by Christian J. Buys. By the late 1970s, the Wunderlich house no longer existed, and this property sat vacant for a time. The extant dwelling on the lot was reportedly moved here circa 1981 from the 800 block of East Columbia Avenue. Two shed-roofed extensions (a kitchen and bedroom) to the south (rear) elevation date to 1994 according to Sa Miguel County Assessor records.

30. Original location: Moved: Date of move(s): **Circa 1981**

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:

Sanborn Insurance maps indicate that this lot was developed in the late 1890s with the construction of a wood frame dwelling. By the early 1900s it was home to the family of Oscar and Hedwig Wunderlich. Oscar Wunderlich is listed as a saloonkeeper in Colorado business directories for Telluride as early as 1904, and by 1910, he was the proprietor of the Telluride Beer Hall on East Colorado Avenue. Later, in the 1920s, Oscar Wunderlich was co-owner, with Irene Wichman, of the Golden Rule Store in Telluride. By 1914, the Wunderlichs had moved from this location to a house on North Oak Street, which was destroyed in the Cornet Creek Flood of July 27, 1914. Members of the Wunderlich family remained in Telluride throughout most of the twentieth century. The Herman Wunderlich family (Oscar's brother) resided on Spruce Street during the early 1900s. Dutch Wunderlich (Oscar and Hedwig's son) was married to Elvira Visintin, and remained a Telluride resident until his death in 1963.

The original house at this location no longer existed by the late 1970s. The property's extant dwelling was reportedly moved here circa 1981 from the 800 block of East Columbia Avenue. John Mansfield owned the house at its East Columbia location, while Eric Trommer and Margaret E. Trommer owned it after it was moved to this location on West Colorado Avenue.

36. Sources of information:

Buys, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998.

Colorado Business Directory listings for Telluride, 1881-1950.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

National Register Bulletin 4 "Contribution of Moved Buildings to Historic Districts." U. S. Department of the Interior, National Park Service, Interagency Resources Division, May 1981, Revised June 1987.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.

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).

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- Does not meet any of the above National Register criteria.

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:

Although moved from its original location, this house rates as a contributing (supporting) resource within the Telluride National Historic Landmark District. This evaluation is in accordance with National Register Bulletin 4 "Contribution of Moved Buildings to Historic Districts" which states: "A building moved within a district, or a building not previously listed which is moved into a district may be considered contributing if the building has retained basic historical and architectural integrity, and is appropriate to the architectural character and historical period of the district." And further: "The placement of the building on the new site must not diminish the significance of the district as a whole, nor alter the historic spatial organization of the district, nor the relationships of the buildings and their settings." Bulletin 4 also notes: "The size and character of the listed or certified district are major factors in determining whether a moved building can be satisfactorily incorporated into the district. Very small districts, or districts within which the lot sizes, configuration, or other spatial relationships of the buildings are of primary significance, may be unable to absorb moved buildings." The Telluride National Historic Landmark District is relatively large, and as a result is able to absorb moved buildings. The district's lot sizes, building configurations, and spatial relationships, while important, are not judged to be of "primary significance." Based, therefore, on a reasonable interpretation of Bulletin 4, this building appears to qualify as a contributing (supporting) resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat below average 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 building lost its integrity of location and setting when it was moved to this site circa 1981. Modest rear additions have slightly diminished the dwelling's physical integrity of design. A sense of time and place of a late nineteenth century dwelling remains partially intact.

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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:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 73-77** 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 4/10/2013** **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

