

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.1572/THAS198**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Fruen Properties LLC House**
- 7. Building Address: **512 W. Colorado Avenue**
- 8. Owner Name and Address: **Fruen Properties LLC
P. O. Box 2706
Telluride, CO 814352706**

Parcel number(s):

456536318028



THLD RATING:

**Primary - Supporting to District
Garage - 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** **252569 mE** **4202498 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 37, 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 48 feet x Width: 20 feet**
16. Number of stories: **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**
Window/Glass Block
Roof Treatment/Finial
21. General architectural description:
This is a rectangular-shaped wood frame dwelling which consists of an original two-story, 24.5' N-S by 20' E-W, front-gabled section, and a 1.5-story, 20' by 20', saltbox addition to the south (rear) elevation. This addition appears to incorporate an original extension to the west end of the south elevation, however. The house is supported by a non-historic concrete foundation, which is faced with river rock on the façade (north elevation) and on the west elevation. Glass block windows penetrate the foundation wall on the west, north and east elevations. The dwelling's exterior walls are clad with painted yellow horizontal wood siding, with painted green 1" by 4" corner boards. The main front gabled roof, and the saltbox roof over the addition, are both covered with corrugated metal roofing material, and the eaves are boxed with painted green and yellow wood trim. A finial is located at the front apex of the gable roof. The symmetrical façade is set back a short distance from the concrete sidewalk paralleling Colorado Avenue on the north elevation. Here, three wood steps lead to a 4' by 7' enclosed front porch with a gable roof. A painted green, 10-light, glass-in-wood-frame door, with a transom light and flanking sidelights, enters the porch from a concrete sidewalk. A painted white glass-in-wood-frame door leads from within the porch into the interior of the house. The entry porch is flanked on either side by a 1x1 horizontal-sliding window which penetrate the façade wall. Two 1/1 double-hung sash windows penetrate the second story wall on the façade. Fenestration on the east and west elevations includes 1x1 horizontal sliding windows, single-light awning windows, and 1/1 double-hung sash windows. All of the dwelling's windows feature painted green wood frames and surrounds. A short flight of wooden steps at the east end of the south elevation lead to a 4' by 20' rear deck above an enclosed walkout basement-level storage area. The rear entry door opens onto the deck at the east end of the south elevation.

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22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located on the south side of West Colorado Avenue, in the block between Townsend and Davis Streets, near the west end of the Telluride National Historic Landmark district.**
24. Associated buildings, features or objects:

Garage (THAS #198)
<p>A historic garage, which measures 20' N-S by 12.5' E-W, is located south of the house toward the rear of the lot. This utilitarian structure is supported by a wood timbers on grade foundation, and has an earthen floor. Its walls are made of horizontal wood planks, covered with rusted corrugated metal. The garage roof is a moderately-pitched front gable, also covered with rusted corrugated metal laid over 1x wood decking and 2x wood rafters. A set of deteriorated vertical wood plank garage doors, side-hinged with metal strap hinges, face toward the alley on the south elevation. A window is located east of the garage doors. A single wood-paneled door, and a 6-light industrial sash window, are both located on the east elevation. A 9-light window, with some panes missing, penetrates the east elevation.</p>

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** 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:
- Sanborn Insurance maps indicate that the original, 24.5' by 20', front-gabled, two-story portion of this dwelling was constructed between 1893 and 1899. The 1899, 1904, 1908, and 1922 Sanborn maps all depict this main two-story section, with an extension to the west end of the south elevation. The saltbox addition to the south elevation predates 1986, and may incorporate the earlier historic extension. San Miguel County Assessor records indicate that the building was remodeled in 1997. A small shed-roofed addition to the south elevation was probably removed at that time to make way for the rear deck and storage area. The building probably received a new foundation, and newly-excavated basement at roughly the same time.**
- The garage at the rear of the lot is not depicted on the 1922 Sanborn map, thus, it was presumably either erected or moved here after that date. The garage appears quite old, but likely dates from the mid-to-late 1920s or early 1930s.**
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, but by 1893, only three houses had been built in this block on the south side of Colorado Avenue west of Townsend Street. By 1900, however, an additional nine homes had been built in this block, leaving only three lots (Lots 27, 33, and 34 of Block 8), not yet developed. Also by 1900, Bever's Corral occupied Lots 21-24 at the west end of this block, adjacent to the southeast corner of West Colorado Avenue and Townsend Street. This house on Lot 37, at 512 W. Colorado Avenue, was among those constructed between 1893 and the turn of the twentieth century. Information regarding the families and individuals who lived here has not been uncovered.

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 dwelling is historically significant for its association with Telluride's residential development beginning in the 1890s. It is also architecturally significant for its representative late Victorian-era architectural characteristics. Due to some loss of integrity, though, the building should be rated as a "supporting" resource within the Telluride National Historic Landmark District. The garage should also be rated as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:
- This building displays a less than optimal 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. An addition to the south (rear) elevation has diminished the historic building's integrity to a modest extent. As such this building now conveys only a partial 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:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 83-89** 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**

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Fort Collins, CO 80525

53. Phone number(s):

(970) 493-5270

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Sketch Map



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Location Map

