

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.1588**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Schroedl House**
- 7. Building Address: **517 W. Colorado Avenue**
- 8. Owner Name and Address: **Thomas E. and Elaine B. Schroedl  
P.O. Box 356  
Telluride, CO 81435-0356**

Parcel number(s):

<b>456536315023</b>



THLD RATING:

**Primary - Noncontributing With Qualifications  
Shed – Non-Designated – New Construction**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252584 mE** **4202556 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 4, 5, block 9**  
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 58 feet x Width: 30 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Window/Glass Block**
21. General architectural description:  
**The extant building at 517 W. Colorado Avenue consists of a historic (circa 1896) wood frame dwelling, and a very large, two-story, (circa 2000) addition to the original north (rear) elevation. The modest original dwelling featured a cross-gable plan. The building's exterior walls are clad with painted pale grey horizontal weatherboard siding, with painted white 1" by 4" corner boards. The roof is covered with brown asphalt shingles, and the eaves are boxed with painted white wood trim. A modern basement has been excavated beneath the historic house, and the new foundation walls are penetrated by glass block windows. A non-historic, enclosed, front porch forms the east end of the façade. (The front porch was historically open.) A large, non-historic, five-sided, bay window projects from the façade wall to the west of the porch. A historic, rectangular, bay window on the east elevation is penetrated by a single-light fixed-pane window.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features:  
**This property is located on the north side of W. Colorado Avenue, in the block between Davis and Townsend Streets, near the west end of the Telluride National Historic Landmark District.**

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24. Associated buildings, features or objects:

<b>Shed</b>
<p>A wood frame shed, which measures approximately 14' by 24', is located near the rear of the property. This utilitarian structure has a concrete foundation, stained brown vertical wood exterior siding, and a shed roof. The roof is covered with corrugated metal, laid over 1x wood decking. A metal entry door is located on the north elevation.</p>

### 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:
- The original single-story dwelling at this location was erected between 1893 and 1899, according to Sanborn Insurance maps and San Miguel County Assessor records. The original house was substantially enlarged and altered between 1987 and 2002, with the construction of a large two-story addition, the enclosing of the front porch, the construction of a large bay window on the façade, and other alterations.**
30. Original location:       Moved:                    Date of move(s):

### 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 by 1900 most of the lots in this block on the north side of West Colorado Avenue had been developed. Among others constructed during that period was this residence at 517 W. Colorado Avenue. Some lots near the west end of the block remained undeveloped until after the turn of the twentieth century, however. Information regarding the individuals and families who lived in this home in the 1890s and early 1900s has not been uncovered. In 1986, this property was owned by Stephen and Arlene Ackard of Telluride.**

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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.**

### 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.

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 has been altered to such an extent that it should be rated "non-contributing with qualifications" to the Telluride National Historic Landmark District. It no longer contributes to the district's historic and architectural character. The shed is new construction and is non-designated.**

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43. Assessment of historic physical integrity related to significance:

**This dwelling displays a well below-average level 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 historical integrity of the original house has been substantially diminished by the construction of a large rear addition, and by numerous other alterations. The addition is compatible with the original house in terms of its materials; however, its roof line is much higher than the original house, it is wider than the original house, and it is highly visible from the street. Alterations to the original façade, including the installation of a large bay window, have also diminished the building's integrity.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications**
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): | <b>CD #5, Images 178-183</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<br/>Department</b> |
| 49. Date(s):              | <b>07/31/2007; revised 4/10/2012</b>                      |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

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## Sketch Map



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## Location Map

