

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.1574**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Myers House**
- 7. Building Address: **532 W. Colorado Avenue**
- 8. Owner Name and Address: **Christopher R. Myers
PO BOX 3253
Telluride, CO 81435**

Parcel number(s):

456536318004



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** **252533 mE** **4202511 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 31-33, 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 68 feet x Width: 29 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
This is a 1½-story wood frame dwelling with an original cross gabled-T shaped plan, and with gabled and shed roof additions to the south (rear) elevation. The original house is supported by a coursed dark sandstone foundation, which is substantial enough in height (4' above grade) to provide for a partial basement below the main level (as evidenced by a screened window opening in the foundation wall on the lower west elevation). The house's exterior walls are clad with non-historic pale blue and white horizontal aluminum siding, though there appears to be original wood siding on the front entry porch. The cross-gable roof over the original house features a centered hipped peak, and the entire roof is covered with brown metal roofing material. A brown brick chimney was once located on the roof ridge; however, only the base of chimney now slightly protrudes at the ridge. An enclosed, shed-roofed, front entry porch, which measures 12' N-S by 7' E-W, comprises the north (front) end of the east (side) elevation. A 2-step concrete stoop leads to a painted white, 15-light, glass-in-wood-frame door (with a single horizontal glass transom window above), which enters the porch. The porch wall is also penetrated by a 40-light fixed-pane window (at the north end of the east elevation, north of the entry door), a 35-light fixed-pane window (on the north elevation), and a 10-light fixed-pane window (on the east elevation south of the entry door). An enclosed rear entry porch is located at the south end of the east elevation. A band of five 6/6 double-hung windows penetrate the east wall of this porch, while two 6/6 double-hung window penetrate the south (rear) wall. Windows elsewhere are primarily single-light fixed-panes, with one original 1/1 double-hung sash window which is north-facing on the west elevation, and one original fixed-pane window in the attic gable end on the east elevation. Most of the windows feature painted white wood frames and surrounds. A flight of ten

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wooden stairs lead to an open wood porch at the end of the south (rear) elevation. A painted blue wood-paneled door enters the rear of the building from this porch. A small, 10' by 10', gable-roofed shed is attached to the basement level of the south elevation. This shed is of wood frame construction, with asbestos shingle exterior siding. It is covered by a gable roof with brown metal roofing material the same or similar to that on the house. A set of paired, painted white, vertical wood plank doors penetrate the storage shed's south elevation. An old plank door to the west of this shed accesses the coal chute / storage area beneath the house.

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. The house sits on a double lot with several well-established lilacs and is partially enclosed by a painted white picket fence. Per Sanborn Insurance maps and historic photos, the house's relationship relative to the lot and overall site appears intact.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1896**
 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 1896 as this house's year of construction. This date is probably correct, because Sanborn Insurance maps document that the house was built between 1893 and 1899. The original dwelling has been extended to the rear by a historic, lower gabled and shed-roofed addition. Per the current owner, there is a 1922 date on the ceiling of the coal chute portion (southwest corner) of this addition. Also per the current owner, sandwiched between the floorboards and ceiling joists in the section of the house where it is highest (the main rear North-South gable), there is a newspaper dated January 1, 1898 (*The Denver Republican*, Saturday edition).

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 Lots 31-33, at 532 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 during the early 1900s has not been uncovered. In 1986, this property was owned by Brian Elliot of Telluride. The current (2013) owner is Christopher R. Myers.

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, dating from the time of its original construction in the late 1890s. The house is also architecturally significant for its representative gabled T-shaped plan and modest scale. The dwelling has undergone changes over the years (as described in sections 21 and 29 above), and as a result it no longer clearly contributes to the Landmark District's historic character. The dwelling, though, is judged to still convey a sense of its historic and architectural integrity. It seems to best fit in the Town of Telluride's "supporting" classification for buildings within the Landmark District which is described as including "...buildings [that] have been altered by the addition of non-historic siding, picture windows, bay windows, historic porch enclosures, or new windows or doors." A "supporting" rating is also consistent with National Register Bulletin 15 ("How to Apply the National Register Criteria for Evaluation") which notes that: "All properties change over time. It is not necessary for a property to retain all its historic physical characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity." This dwelling's essential features include its basic gabled-T plan, its modest size, scale, and massing, and its overall simplicity and lack of ornate details - all of which are representative of houses in this area during the Landmark District's period of significance.

43. Assessment of historic physical integrity related to significance:

This property displays a less than ideal 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 house's integrity has been diminished by the application of metal siding, and the alteration of some window openings. Nonetheless, the building still conveys a sense of history, and it does add to the Landmark District's historic character, as its architectural size and scale remains that of a late nineteenth century Telluride dwelling. The dwelling, therefore, best fits in the "supporting" category of buildings which are defined as: "Buildings within the historic district that were built within the period of significance, and although they have experienced some alterations, still convey a sense of history. In many cases these buildings have been altered by the addition of non-historic siding, picture windows, bay windows, historic porch enclosures, or new windows or doors..." The dwelling would more strongly contribute to the district if the historic siding was exposed and the original window openings restored.

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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 96-99 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | 07/31/2007; revised 4/10/2013 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

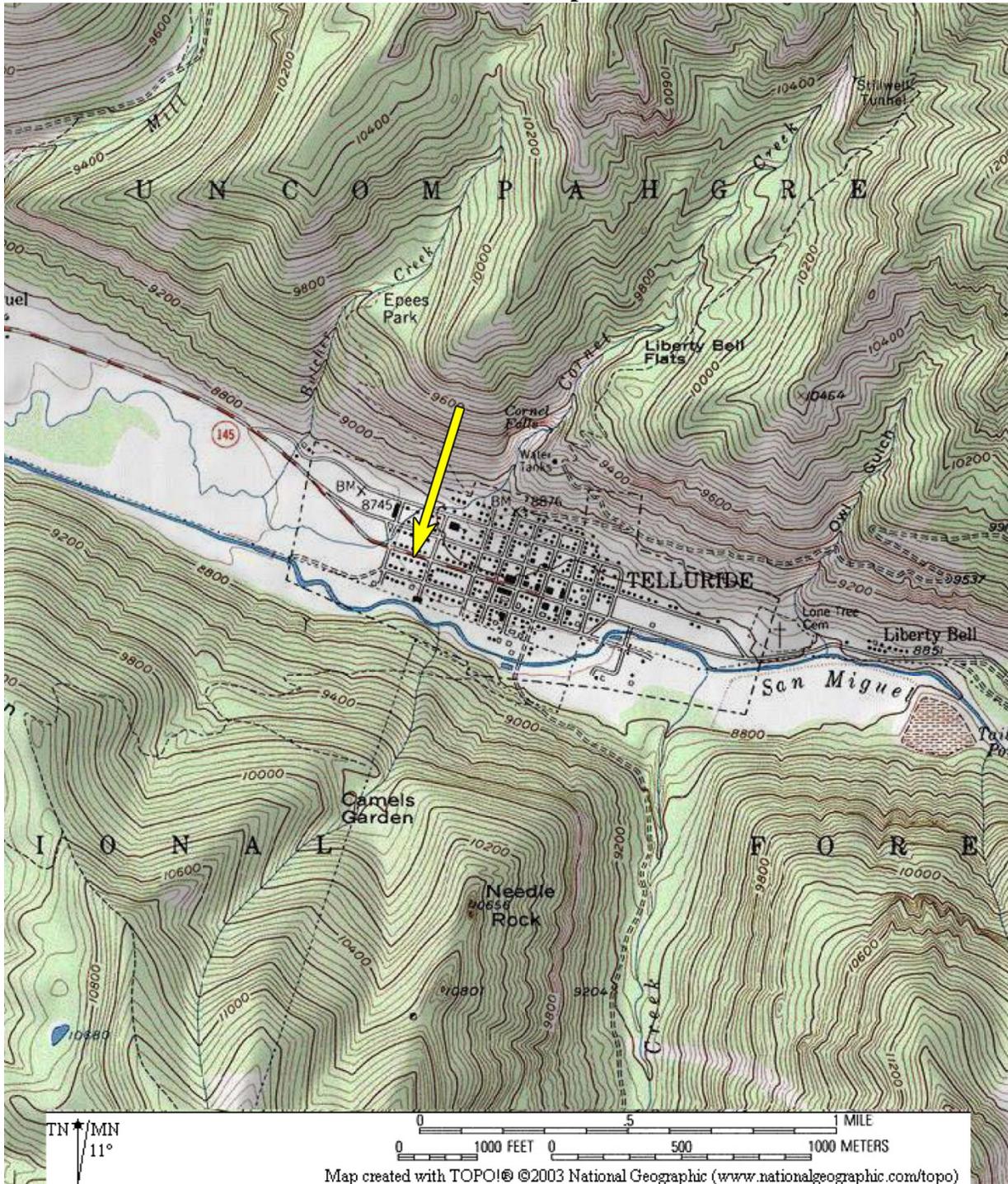
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Sketch Map



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Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)