

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.1575/THAS.194**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **San Miguel County Daycare Preschool Assoc. Bldg.**
- 7. Building Address: **538 W. Colorado Avenue**
- 8. Owner Name and Address: **San Miguel County Daycare Preschool Association Inc.  
P. O. Box 1583  
Telluride, CO 814351583**

Parcel number(s):

<b>456536318005</b>



<b>THLD RATING:</b>	<b>Primary – Non-Designated – New Construction Garage/Shed - Contributing</b>
---------------------	---

# Architectural Inventory Form

Page 2 of 7

## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252521 mE** **4202515 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 30A, 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: **2534 square feet**
16. Number of stories: **2 1/2**
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**  
**Fence**
21. General architectural description:  
**This is a large, 2.5-story, wood frame building. It is supported by a low concrete foundation, and its exterior walls are clad with painted green horizontal wood siding, with painted white 1" by 6" corner boards. Painted green square-cut wood shingles appear in the upper gable ends on the south and north elevations, however. The front gable roof is moderately-pitched, and is covered with corrugated metal roofing material. The eaves are boxed, with painted white wood trim. The building's asymmetrical façade faces toward Colorado Avenue on the north elevation. Two green metal-paneled doors, each with one upper sash light, enter the west end of the façade from a front porch which wraps around to cover all of the west (side) elevation. This porch features a concrete floor, painted white turned columns, and a low-pitched hip roof with an intersecting gable over the entry. A large two-story canted bay, with multiple 1/1 double-hung sash windows, and covered by a gable roof, dominates the façade to the east of the entry porch. The west elevation is penetrated by a band of three 1/1 double-hung sash first story windows, which look out onto the porch, and by one set of paired and one single second story windows, which overlook the porch roof. There are no doors or windows on the east (side) elevation. A metal staircase ascends to doors entering the first and second stories on the south (rear) elevation. The south elevation is also penetrated by a set of paired 6-light casement first story windows, and by two sets of paired 1/1 double-hung sash second story windows. A 6-light window is located in the south elevation's upper gable end.**
22. Architectural style: **Modern Movements/Neo-Victorian**  
 Building type:

## Architectural Inventory Form

Page 3 of 7

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. This property is enclosed by a painted white picket fence.**

24. Associated buildings, features or objects:

<b>Garage/Shed (THAS #194)</b>
<p><b>A historic garage/shed is located near the rear southwest corner of the property. This structure, overall, measures approximately 14' N-S by 20' E-W, and is composed of a tall shed-roofed garage portion, with a lower shed-roofed extension to its north elevation. It features a non-historic concrete slab floor, and a low concrete perimeter walls foundation. The garage/shed's exterior walls are made of unpainted vertical wood planks, and board-and-batten. The roof is covered with corrugated metal, laid over plywood decking and 2x wood rafters. A rusted corrugated-metal-clad, roll-away, garage door opens toward the alley on the south elevation.</b></p>

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1999**

Source of information:    **City of Telluride Building Department files**

26. Architect:                      **George Greenbank**

Source of information:    **City of Telluride Building Department files**

27. Builder:                        **Mericana Construction**

Source of information:    **City of Telluride Building Department files**

28. Original owner:              **San Miguel County Daycare Preschool Association**

Source of information:    **City of Telluride Building Department files**

29. Construction history:

**Sanborn Insurance maps reveal that this property was initially developed, between 1893 and 1896, with the construction of a single-story wood frame dwelling. The Sanborn Insurance maps also indicate that the historic garage/shed (THAS #194) on this property was also built between 1893 and 1899. City of Telluride files reveal that the extant preschool building on this property was erected in 1999. George Greenbank was the architect, while Mericana Construction served as the contractor. The certificate of occupancy for the new building was issued on October 25, 1999.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                **Education/School**

32. Intermediate use(s):         **Education/School**

33. Current use(s):                **Education/School**

34. Site type(s):                    **Preschool**

## Architectural Inventory Form

Page 4 of 7

35. Historical background:

**This preschool building was erected in 1999, replacing a historic dwelling which had existed here since the early 1890s. A historic garage/shed (THAS #194) on the property was preserved. Biographical information about the families and individuals who lived in the earlier dwelling has not been uncovered.**

36. Sources of information:

**City of Telluride Building Permit files.**

**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:                    **N/A**

40. Period of significance:                    **N/A**

41. Level of significance:    National:                                State:                    Local:

# Architectural Inventory Form

Page 5 of 7

42. Statement of significance:

**The primary building on this property is of too recent construction to be considered a contributing or supporting resource within the Telluride National Historic Landmark district. The garage/shed (THAS #194) at the rear of the property does date from the district's period of significance and should be considered contributing. It is historically and architecturally significant for its association with Telluride's socioeconomic development from the time of its construction in the mid-1890s.**

43. Assessment of historic physical integrity related to significance:

**This property displays a mixed 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 property's integrity of setting has been markedly diminished by the loss of the historic dwelling. The historic garage/shed (THAS #194) appears little changed from its original construction, however. As a result, it rates as a contributing resource within the Landmark District.**

## 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 100-105</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 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 Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

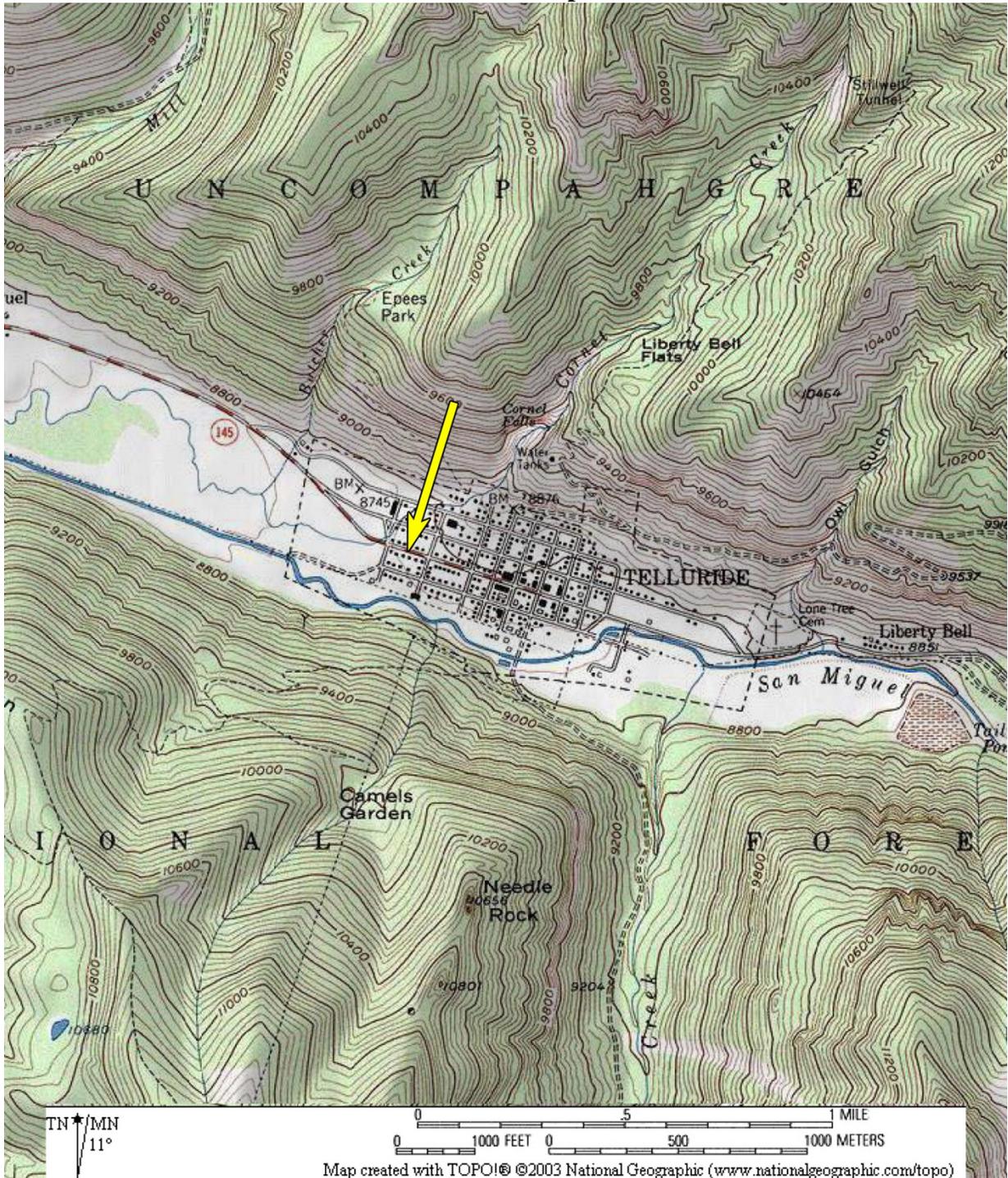
## Sketch Map



# Architectural Inventory Form

Page 7 of 7

## Location Map



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