

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH use only)

OAH1403
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.1586/THAS.25&26**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Shoemaker House**
- 6. Current Building Name: **Costakis Trust House**
- 7. Building Address: **541 W. Colorado Avenue**
- 8. Owner Name and Address: **Costakis James G JR REV TST DTD
1100 Greenwood Ave
Willmette, IL 60091**

Parcel number(s):

| |
|---------------------|
| 456536315020 |
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THLD RATING:

**Primary - Contributing to District
Shed & Garage - Contributing to District**

Architectural Inventory Form

Page 2 of 9

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** **252536 mE** **4202574 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 11, 12, 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 42 feet x Width: 22 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Window/Stained Glass**
Balcony
Window/Segmental Arch
Fence
Porch
Chimney
21. General architectural description:
This tall, handsome, 2.5-story, brick masonry dwelling measures 42' N-S (deep) by 22' E-W (across). Not included in these dimensions are a 4' by 8' rectangular bay on the south elevation (façade), and a 9' by 10.5' single-story gabled extension at the east end of the north elevation. The prominent house is supported by a low coursed sandstone foundation, and its walls are made of red brick laid in running bond. The front gable roof is covered with metal roofing material, and the eaves are boxed with painted pale green wood trim. Two tall red brick chimneys, with corbelled caps, are located on the roof ridge. Two skylights penetrate the west-facing roof slope. The dwelling's asymmetrical façade faces toward Colorado Avenue on the south elevation. A painted red wood-paneled front door enters the east end of the façade from an open front porch. This door features a segmental brick arch header, and an upper sash light and a transom light, both with Queen Anne leaded glass panes. The highly-decorative front porch measures 6' by 6'. It is approached by three iron steps, and features a tongue-in-groove wood floor, painted pale green turned columns with brackets, an open wood balustrade with painted pale green turned balusters, a spindle frieze, and a truncated hip porch roof. The top of the porch roof serves as a balcony, as a glass-in-wood-frame door, with a transom light, and a segmental brick arch header, opens from the second story onto the balcony/porch roof. The balcony also features a green wrought iron railing. The prominent two-story rectangular bay on the façade is located to the west of the entry porch. It is penetrated by

Architectural Inventory Form

Page 3 of 9

multiple single-hung sash windows with segmental brick arches, and it is covered by a hip roof with decorative brackets beneath the eaves. Windows on the home's secondary elevations are primarily 1/1 double-hung sash with painted wood frames and segmental brick arches. The 6' by 10.5' wood frame enclosed porch at the east end of the north elevation has painted white horizontal weatherboard exterior walls, and a gable roof. A set of paired, painted red, glass-in-wood-frame doors enter the enclosed porch on its north elevation.

22. Architectural style: **Late Victorian**
 Building type:

23. Landscape or special setting features:
This property is located on the north side of W. 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 #26) |
| A wood frame garage, which measures 20' N-S by 17' E-W, is located northwest of the house. This building has a concrete slab floor, low concrete perimeter walls foundation, vertical wood plank walls, and a gable roof covered with corrugated metal roofing material. Two painted white wood-paneled doors are respectively located at either end of the south elevation. A corrugated metal-clad roll-away garage door opens toward the alley on the north elevation. |
| Shed (THAS #25) |
| A shed, which measures approximately ten feet square, is located near the rear northeast corner of the property. This wood frame building has a wood timbers on grade foundation, vertical wood plank walls, and a front gable roof with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A painted white wooden door enters the shed at the west end of the south elevation. A 6-light window, with a painted black wood frame and a painted white wood surround, penetrates the south elevation. |

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1897-1898**
 Source of information: **Telluride *Daily Journal*, October 12, 1897, p. 4.**
26. Architect: **J.M. Ruggless**
 Source of information: **Telluride *Daily Journal*, October 12, 1897, p. 4.**
27. Builder: **J.M. Ruggless**
 Source of information: **Telluride *Daily Journal*, October 12, 1897, p. 4.**
28. Original owner: **George Shoemaker**
 Source of information: **Telluride *Daily Journal*, October 12, 1897, p. 4.**

Architectural Inventory Form

Page 4 of 9

29. Construction history:

This property was built in 1897-1898 as a residence for Mr. and Mrs. George Shoemaker. The Telluride *Daily Journal* carried the following item regarding the building's pending construction on October 12, 1897:

"Geo. Shoemaker has let the contract for the erection of a brick residence 22x42 feet to J.M. Ruggless, and work will be begun on the building at once. It will be built on the vacant lot adjoining Mr. Shoemaker's present residence on Colorado Avenue."

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:

This house was constructed in 1897-1898 by J.M. Ruggless, a Telluride building contractor, as a residence for Mr. and Mrs. George Shoemaker. Mr. Shoemaker was a well-known mine owner and Telluride businessman during the 1890s and early 1900s. He held a one-third interest in the Shoemaker Mine near Ophir in the late 1890s, but was perhaps best known as proprietor of the Cosmopolitan Saloon, and later the Hub Buffet. Located at 109 E. Colorado Avenue, the Cosmopolitan was among the town's most popular drinking and gambling establishments for many years. The Telluride *Daily Journal* carried advertisements for the business on a routine basis, under the heading "The Cosmopolitan, A Thoroughly First Class Saloon, George Shoemaker, Prop." By 1898, W.R. Selby had joined Shoemaker as co-owner of the Cosmopolitan. The Shoemakers left Telluride for Chicago in late 1899, with Mr. Shoemaker reportedly selling his mine interest to W.E. Wheeler of the Bank of Telluride and to J.A. Clark of Denver. Conflicting articles in the Telluride *Daily Journal* variously report that he sold his saloon and restaurant interests to William Selby, Frank Maumey, and Joseph Piquard. The Shoemakers apparently left Telluride for a time, but by 1903, they had returned, with Mr. Shoemaker founding a new business, The Hub Buffet." The following advertisement then routinely appeared in the *Journal*:

A Pleasant and Popular Resort in the Sheridan block

The Hub Buffet

George Shoemaker, Proprietor

Carries a full stock of Wines, Liquors and Cigars of Domestic and Imported Brands and Superior Grades

The W. A. Wheeler family reportedly lived in this house during the Shoemaker family's absence; however, the Shoemakers again took up residency here upon their return.

Architectural Inventory Form

Page 5 of 9

36. Sources of information:

Buys, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998, pp. 106, 149, 150.

Colorado Business Directory listings for Telluride, 1881-1950.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

[Cosmopolitan Saloon advertisement] Telluride *Daily Journal*, May 28, 1896, p. 3

"Geo. Shoemaker has let the contract..." Telluride *Daily Journal*, October 12, 1897, p. 4.

"George Shoemaker Quits Telluride." Telluride *Daily Journal*, February 3, 1899, p. 1.

"Mrs. George Shoemaker..." Telluride *Daily Journal*, October 23, 1899.

"George Shoemaker Sells Out." Telluride *Daily Journal*, December 16, 1899, p. 2.

"Mrs. George Shoemaker..." Telluride *Daily Journal*, August 14, 1903, p. 3.

"Mr. and Mrs. George Shoemaker are again domiciled in their brick residence..." Telluride *Daily Journal*, September 21, 1903, p. 3.

[The Hub Buffet advertisement] Telluride *Daily Journal*, April 3, 1905, p. 3

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

Architectural Inventory Form

Page 6 of 9

39. Area(s) of significance: **Architecture**
Community Planning and Development
Ethnic Heritage / European
Industry
Settlement
40. Period of significance: **1897, 1897-1957**
41. Level of significance: National: State: Local:

42. Statement of significance:

This house is architecturally significant for its Late Victorian-era architectural characteristics, including some elements of the Queen Anne style. These include its tall angular plan, the asymmetrical façade, and such details as the highly-decorative front porch, Queen Anne lights in the front door, the wrought iron balcony railing, the prominent two-story bay on the façade, and the narrow double-hung sash windows with segmental brick arches. The property is also historically significant for its association with Telluride's residential growth beginning in the late 1890s. In particular, the property is significant for its association with the George Shoemaker family who made notable contributions to broad patterns of Telluride's history. This property may be considered individually eligible for inclusion in the National Register of Historic Places and in the State Register of Historic Properties. The primary residence, the shed and garage all rates as a strongly contributing resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a high 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. It clearly contributes to the historic character of the Telluride National Historic Landmark District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Contributing 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:

Architectural Inventory Form

Page 7 of 9

VIII. RECORDING INFORMATION

| | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #5, Images 162-171 | 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 4/10/2012 | | 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 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

