

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1584/THAS28**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Frankmann House**
- 7. Building Address: **553 W Colorado Ave**
- 8. Owner Name and Address: **Mark Frankmann
P. O. Box 330
Telluride, CO 81435-0330**

Parcel number(s):

456536315018



THLD RATING:	Primary – Contributing to the District Shed – Non - Designated– New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252518 mE** **4202580 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, 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: 54 feet x Width: 18 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Ornamentation/Decorative Shingles
21. General architectural description:
The building at 553 W. Colorado Avenue consists of a small, circa 1894, rectangular-shaped wood frame dwelling, with a 1989 addition to the north (rear) elevation. The original dwelling measures only 24' N-S (deep) by 14.5' E-W (across); the 1989 addition measures 30' N-S by 18' E-W. The exterior walls of the original house are clad with painted white horizontal weatherboard siding, with painted green 1" by 4" corner boards. Painted green and white variegated wood shingles, and a gable ornament appear in the façade's upper gable end. The front gable roof is steeply-pitched, and is covered with metal roofing material. The eaves are boxed with painted green wood trim. The house's façade faces toward W. Colorado Avenue on the south elevation. A painted green wood-paneled front door, with four upper sash lights and a transom light, enters the east end of the façade from a full-width front porch. The 4' by 14.5' front porch is approached by two metal (iron?) steps, and features a wood plank floor, painted green and white turned columns and engaged columns, and a low-pitched hip roof. Two 1/1 double-hung sash windows, with painted green wood surrounds, overlook the front porch to the west of the entry door. 1/1 double-hung sash windows also penetrate the original dwelling's east and west (side) elevations.
- The 1989 addition is supported by a concrete foundation, and its exterior walls are also clad with painted white horizontal weatherboard siding, with painted green 1" by 4" corner boards. The addition is covered by a gable roof, with black asphalt composition shingles and with boxed eaves. A painted green wood-paneled door, with one upper sash light, enters the east end of the addition's north elevation. Like the original dwelling, the addition's windows are also primarily 1/1 double-hung sash with painted wood surrounds.**

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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:

Shed (THAS #28)
A small shed is located near the rear of the property. This small utilitarian structure measures approximately 6' N-S by 10' E-W. It has stained brown horizontal wood plank walls, and a shed roof covered with corrugated metal roofing material. The lower portions of the shed's east, north and west walls are also clad with corrugated metal. A vertical wood plank door enters the shed from the backyard, at the east end of the south elevation. This shed has been replaced with new construction.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1894**
 Source of information: **Sanborn Insurance maps, February 1893, 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 1894 as this house's year of construction. This date is probably correct (at least within a year or two), because Sanborn Insurance maps document that the original dwelling was erected sometime between 1893 and 1899. The February 1893 Sanborn map depicts this property as undeveloped, while the December 1899 Sanborn map depicts the original portion of the extant dwelling. San Miguel County Assessor files reveal that the 30' by 18' addition to the north elevation was erected in 1899
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**

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35. Historical background:

The West Telluride Addition was platted in 1891. By 1900, houses had been built on most of the lots in this block on the north side of West Colorado Avenue; however, some lots near the west end of the block were not developed until after the turn of the twentieth century. San Miguel County Assessor records list 1894 as this house's year of construction. Information regarding the individuals and families who lived here during the early 1900s has not been uncovered. The property has been owned by the Frankmann family of East Lansing, Michigan, and of Telluride, since at least the 1980s.

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.

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:

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42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development beginning circa 1894. It is also architecturally significant for its representative vernacular front gabled plan, dating from the late Victorian era. Due to some loss of integrity, though; the building should probably now be rated as a "Contributing" resource within the Telluride National Historic Landmark District. The Shed is new construction and is non-designated.

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat less than optimal standard of 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. A 30' by 18' gabled addition to the north (rear) elevation in 1989 has compromised the original building's physical integrity to some extent. The addition is compatible with the original house in terms of its materials; however, it is slightly wider than the original dwelling, and it more than doubles the size of the original dwelling. As a result, this property still conveys a sense of the district's architectural and historic significance, but not as clearly as it did prior to when the addition was built.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible**

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 151-156	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		

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Sketch Map



Architectural Inventory Form

Location Map

