

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.1578**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Kortes House**
- 6. Current Building Name: **Kortes House**
- 7. Building Address: **560 W. Colorado Avenue**
- 8. Owner Name and Address: **Donald Henry And Margaret Kortes  
P. O. Box 9331  
South Lake Tahoe, CA 96158**

Parcel number(s):

<b>456536318008</b>



THLD RATING:

**Primary - Supporting to District  
Garage – Non-Designated – New Construction**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: 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** **252480 mE** **4202520 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 25, 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: **1666 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**This is a late nineteenth-century, two-story, wood frame dwelling, with a new (post 2002) addition. The original dwelling measures approximately 23' N-S (deep) by 22.5' E-W (across). The original house is supported by a low sandstone foundation which is higher at the south end than on the north end as the ground slopes gently upward from south to north. The exterior walls are clad with painted red horizontal wood siding, with painted cream white 1" by 4" corner boards. The side gabled roof is steeply pitched, and is covered with corrugated metal roofing material. The eaves are boxed, with painted white wood trim, while two gabled wall dormers, each with a 1/1 double-hung sash window, overlook the façade on the north elevation. The symmetrical façade is set back less than one foot from the concrete sidewalk which parallels Colorado Avenue on the north elevation. Here, A painted cream white wood-paneled door, with two narrow vertically-oriented upper sash lights with rounded tops, enters the house from a nearly full-width front porch. The porch features a tongue-in-groove wood floor, painted cream white turned columns with pierced brackets, a highly-decorative pierced frieze, and a low-pitched hip roof. The entry door is flanked on either side by a 1/1 double-hung sash window, with painted green wood frames and painted cream white wood surrounds. Windows elsewhere on the original dwelling are also primarily 1/1 double-hung sash, with painted green wood frames and painted cream white wood surrounds.**
- The rear addition features stained natural brown horizontal wood siding, and a steeply-pitched gable roof with metal roofing material. The rafter ends are exposed beneath the eaves. A 7-step porch, made of "Trex" type recycled material leads to an entry door on the addition's east elevation.**

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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.**

24. Associated buildings, features or objects:

<b>Garage</b>
<b>A modern garage (built in 1997) is located near the rear of the property. This 1.5-story wood-frame structure measures 23.5' by 19', and is supported by a concrete slab foundation. Its exterior walls are clad with corrugated metal, with one 2/2 double-hung sash window in the upper gable end on the south elevation. The gabled roof is also covered with corrugated metal, laid over 2x wood rafters. A gabled dormer is located on the west-facing roof slope. A metal-paneled roll-away garage door on the south elevation opens onto a short concrete driveway which extends to the alley.</b>

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1897**  
 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 1897 as this house's year of construction, and Sanborn Insurance maps document that it was built sometime between February of 1893 and December of 1899. Recent San Miguel County Assessor records indicate that the garage was built in 1997, and that the rear addition postdates 2002. Two sheds are depicted at the rear southwest corner of the property on the 1922 Sanborn map. Both of these structures no longer exist on this lot.**

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:

**San Miguel County Assessor records and Sanborn Insurance maps indicate that this house was built in 1897. According to a previous survey, conducted by Front Range Research Associates in 1987, the property was purchased by Henry Kortés on May 9, 1901. An article in the Telluride Daily Journal on June 11, 1915, also ties the Kortés family to this property. The article, regarding a fire at a nearby property, described "members of the Henry Kortés" family" as residing " in a dwelling one door east of the old Bever Corral on the west end of Colorado Avenue." That description matches this location. Today, in 2007, the property is owned by Donald Henry And Margaret Kortés of Lake Tahoe, California. According to the 1920 census, Henry Kortés had been born in Finland in 1871. He immigrated to the United States as a young man in the early 1890s, settling first in Pennsylvania, before coming west to Telluride to work in the mines. He became a United States citizen in 1896, and a few years later, he married his wife, Fija (sp?), the daughter of Finnish immigrants. Henry and Fija raised a family of three children in Telluride - John, born circa 1903, Jennie, born circa 1905, and Hugo, born circa 1910. The 1910 and 1920 U.S. censuses list Henry Kortés' occupation as "gold miner." The earlier 1900 census lists his occupation as "trammer" or possibly "tramman."**

36. Sources of information:

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

***Telluride Daily Journal*, June 11, 1915**

**Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, West Telluride precinct.**

**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.**

**Thirteenth Census of the United States, 1910, San Miguel, County, Colorado, West Telluride precinct.**

**Twelfth Census of the United States, 1900, San Miguel, County, Colorado, Marshall Basin precinct.**

### 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, Ethnic Heritage/European, Settlement**

40. Period of significance: **1878-1913**

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

42. Statement of significance:

**This dwelling is architecturally significant for its distinctive Late Victorian-era style of architecture, including such notable features as the highly decorative nearly full-width front porch, and the gabled wall dormers overlooking the façade. The property is also historically significant for its association with Telluride's socioeconomic development during the early 1900s, and in particular for its representation of Telluride's ethnic history, having been associated with the Finnish immigrant Kortess family throughout nearly all of its history. Due to some loss of integrity, though, the property should be rated as a "supporting" resource within the Telluride National Historic Landmark District. Despite the loss of integrity, this building clearly contributes to the district's historic character. The garage is non-designated.**

43. Assessment of historic physical integrity related to significance:

**This dwelling displays a marginal 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. Its physical integrity has been diminished by the construction of a relatively large rear addition. This addition, though, is reasonably well-executed in terms of its compatibility with the original building, and it is minimally visible from the street. The property's integrity of setting has been reduced by the construction of a modern garage, and by the loss of two historic sheds.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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:

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## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #5, Images 120-131</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 Dept.</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</b>		<b>Telluride, CO 81435</b>
	<b>Timothy Wilder</b>		
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court</b>		
	<b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

