

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.1762/THAS.103**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Melzer House**
- 7. Building Address: **116 E. Columbia Avenue**
- 8. Owner Name and Address: **Lucy Body Melzer
P. O. Box 455
Ridgeway, CO 81432**

Parcel number(s): **47790118003**



THLD RATING:	Primary - Noncontributing Without Qualifications Garage - Noncontributing Without Qualifications
---------------------	---

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** 253120 mE 4202414 mN
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 2, 4, 6, 8, Block 7**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
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): **Irregular Plan**
15. Dimensions in feet: **1528 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Decorative Shingles, Dormer, Fence**
21. General architectural description:
This building consist of a historic, late 19th century, single-story, wood frame dwelling, with a large, circa 1970s era, 1½-story addition. The building is supported by an unpainted sandstone foundation, while its exterior walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. A painted white 1x board with a water table separates the foundation from the siding. Painted pale blue octagon-shaped wood shingles appear in the upper gable ends. The house is covered by a steeply-pitched cross gabled roof, with asphalt composition shingles, and with painted white boxed eaves. A gabled dormer, with a single-light window, is on the east-facing roof slope. The home's asymmetrical facade faces Columbia Avenue on the north elevation. A painted white wood-paneled front door enters the west end of the facade from a small open front porch. The porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white turned columns, and a gabled roof. A rear entry door leads into the south elevation from a covered wood deck. The roof of the deck also serves as the floor of an upper half story porch. A painted white glass-in-wood-frame door enters the upper half story from this porch which is covered by a shed roof. A non-original, hipped-roof bay, with three single-light fixed-pane windows, is located on the facade, east of the front porch. A 2-light fixed-pane window penetrates the south end of the east elevation. A small rounded arch window penetrates the south end of the west elevation. A hipped-roof bay is incorporated in the addition's upper half story on the south elevation. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds.
22. Architectural style: **No Defined Style**
 Building type:

Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features:

This property is located on the north side of E. Columbia Avenue, in the block between Pine and Spruce Streets. A small front yard is landscaped with native plants, flowers, and shrubs, but with little or no grass. The backyard is enclosed by a wood privacy fence. There is no front sidewalk.

24. Associated buildings, features or objects:

Garage (THAS #103)

A garage (THAS #103) is located at the rear of the property. This structure measures approximately 14' N-S by 12' E-W. It is supported by a wood timbers on grade foundation, with an earthen floor. Its walls are made of vertical wood planks, and it is covered by a steeply-pitched front gable roof with rusted corrugated metal roofing material. An open bay opens toward the alley on the south elevation. Single 8-light windows, with painted green wood frames, penetrate the east end west elevations.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1886** Actual:
- Source of information: **Sanborn Insurance maps**
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:

Sanborn Insurance maps reveal that the original portion of this dwelling was built prior to August 1886. The historic dwelling was modified with the construction of an upper half story and rear addition in the years prior to 1986. The Sanborn maps also indicate that the garage at the rear of the property postdates 1922.

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:

Sanborn Insurance maps indicate that this dwelling was erected prior to 1886. Biographical information about the families and individuals who lived here through the early decades of the 1900s has not been uncovered. Lucy Boody Melzer has owned the property since 1983, according to San Miguel County Assessor records.

36. Sources of information:

Architectural Inventory Form

Page 4 of 7

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuewest.net>

San Miguel County Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

U. S. Census Records.

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).

xx 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: **xx**

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1886. The house is also architecturally significant for its vernacular wood frame plan and modest scale. With a substantial loss of integrity, however, the property rates as a “noncontributing without qualifications” resource within the Telluride National Historic Landmark District.

Architectural Inventory Form

Page 5 of 7

-
43. Assessment of historic physical integrity related to significance:

This property displays a below average 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 historic dwelling's integrity has been compromised by the construction of a large rear and upper half story addition, which is incompatible with the original.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**

Local landmark eligibility field assessment: **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): | CD #7, Images 236-238 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | August 8, 2011; revised April 12, 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 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

