

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.1763**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Sante House**
- 7. Building Address: **123 E. Columbia Avenue**
- 8. Owner Name and Address: **Peter & Molly Sante
P.O. Box 61
Telluride, CO 81435**

Parcel number(s):

456536417008



THLD RATING:	Contributing to District
---------------------	---------------------------------

Architectural Inventory Form

Page 2 of 7

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253125 mE** **4202461 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 9, 11, 13, Block 28**
 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): **T-Shaped Plan**
15. Dimensions in feet: **1359 square feet**
16. Number of stories: **2½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
This building is composed of a 2½-story hipped-roof south (front) section, which measures 22½' N-S (deep) by 23½' E-W (across), and a single-story gabled north (rear) section, which measures 21½' N-S by 14' E-W. The building is supported by a low painted green poured concrete foundation, (or it is possibly painted green concrete pargeting over a stone foundation). The exterior walls are clad with painted blue horizontal wood siding, with painted cream yellow 1" by 4" corner boards. The hipped roof over the main 2½'-story section is steeply-pitched, with a large intersecting gable overlooking the facade on the south elevation, and a smaller intersecting gable at the north end of the west elevation. The roof is finished with brown asphalt composition shingles, and the eaves are boxed with painted buff red and cream yellow wood trim. The single-story gabled rear section displays the same wall and roof finishes as the 2½-story section. A black paneled door enters the center of the symmetrical facade from an open front porch which measures approximately 6' N-S by 8' E-W. The porch is approached by two concrete steps, and features a concrete floor, four painted cream yellow 6" by 6" chamfered wood posts, and a gabled roof. A black metal-paneled door, with one upper sash light enters the west (side) elevation from the alley. Windows are predominantly single 1/1 double-hung sash with painted buff red wood frames and painted cream yellow wood surrounds.
22. Architectural style:
 Building type: **Foursquare**

Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features:

This property is located on the north side of Columbia Avenue, just east of the alley between Pine and Spruce Streets. A painted white picket fence encloses a small front yard, while the backyard is enclosed by an older wood privacy fence. A narrow grass strip is located between the front sidewalk and the curb along Columbia Avenue. A north-south trending alley runs along the west side of the property.

24. Associated buildings, features or objects: None

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:

Source of information: **Sanborn Insurance maps, July 1904 and November 1908**

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 this property was initially developed prior to 1886 with the construction of a small single-story dwelling. The dwelling was then extended to the rear between 1886 and 1890. Later Sanborn maps indicate that the extant 2½-story dwelling was built between 1904 and 1908. It is possible, though, that its single-story rear extension may have been part of the original pre-1886 dwelling.

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
Domestic / Multiple Dwelling**

33. Current use(s): **Domestic / Single Dwelling**

34. Site type(s): **Single Family Residence**

35. Historical background:

Sanborn Insurance maps indicate that this dwelling was built circa 1906, replacing an earlier dwelling which had been prior to 1886. It is labeled "Rooming" on the 1922 Sanborn map indicating it was then used as a boardinghouse. Mark and Karen Patterson, of Carmel, California, owned this property in the 1980s. James Dirk Durdy owned the property from 1992 to 2012, and Peter Sante now owns the property according to San Miguel County Assessor records.

36. Sources of information:

**"San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net>
San Miguel County Property Appraisal Record.**

Architectural Inventory Form

Page 4 of 7

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.

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

xx 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture**

40. Period of significance: **Circa 1906**

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

42. Statement of significance:

This dwelling is historically significant for its association with Telluride's residential development dating from the time of its construction circa 1906, and for its use as a boardinghouse. The dwelling is also architecturally notable for its representative American Foursquare plan which is somewhat rare in Telluride. Displaying a high level of integrity, this structure rates as a contributing resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This structure 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. There are no additions and no

Architectural Inventory Form

Page 5 of 7

notable adverse alterations to the primary historic dwelling. A sense of time and place remains intact, relative to how this structure appeared during the early decades of the twentieth century.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #7, Images 239-241** 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** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**
Timothy Wilder
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

