

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.1764** Parcel number(s): **477901118025**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Boukouzis House**
- 7. Building Address: **128 E. Columbia Avenue (formerly 135 N. Spruce St.)**
- 8. Owner Name and Address: **Peter Boukouzis
6350 Auden St
Houston, TX 77005**

477901118025



THLD RATING:

Noncontributing Without Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **253070 mE** **4202266 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot B, Block 7 (Original legal description was Lots 3, 5, 7, Block 7, Telluride Original Townsite)**
 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): **Rectangular Plan**
15. Dimensions in feet: **2050 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Fence**
21. General architectural description:
This 1½-story wood frame dwelling rests on an unpainted poured concrete foundation. Its exterior walls are clad with painted light brown horizontal wood siding with painted white 1" by 4" corner boards, and with fish scale shingles in the facade's upper gambrel end. The home's gambrel roof is covered with metal roofing material and the eaves are boxed with painted white wood trim. A metal-capped red brick chimney is on the ridge. Windows are predominantly single and paired 1/1 double-hung sash with painted white and red wood frames and surrounds. The facade faces Columbia Avenue on the north elevation. A non-historic stained brown wood-paneled door, with one upper sash light and a transom light, enters the facade from an open front porch. This porch measures approximately 4' N-S by 15' E-W, and features a wood plank floor, turned columns, and a shed roof with an intersecting gable. A 2½-story gabled addition extends from the building's south (rear) elevation. The addition is supported by a poured concrete foundation, and its exterior walls are clad with painted light brown horizontal weatherboard siding with painted white 1" by 4" corner boards. The addition is covered by a steeply-pitched cross gabled roof with wood shingles and painted white boxed eaves. Windows in the addition are primarily 1/1 double-hung sash.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This is the first house west of Spruce Street on the south side of Columbia Avenue. A small planted grass front yard and narrow side yards are enclosed by a low painted white picket fence. There is no front sidewalk; instead, the space between the fence and Columbia Avenue is landscaped with low native plants and flowers.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1915** 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 this property, at the southwest corner of Spruce Street and Columbia Avenue, was initially developed in 1886. The Sanborn map published in August of that year depicts two small dwellings facing toward Spruce Street to the east, both with the notation "B. C." denoting that the two dwellings were then under construction. The two dwellings are depicted on subsequent Sanborn maps published in 1890, 1893, 1899, 1904, and 1908. By 1900, they were respectively addressed as 131 and 135 N. Spruce Street. The 1922 Sanborn map, however, depicts a single, larger, dwelling on the property. That dwelling also faced Spruce Street to the east, and was addressed as 135 N. Spruce Street. The new single dwelling faced toward Spruce Street until sometime between 1987 and 1993 when it was turned ninety degrees to face Columbia Avenue to the north. After the house was turned, it was re-addressed as 128 E. Columbia Avenue, and a large addition was built onto the rear elevation.

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 Residence**

35. Historical background:

Sanborn Insurance maps indicate that this dwelling was built sometime between 1908 and 1922. Biographical information relating to people and families associated with the property during the early 1900s has not been uncovered. Norman Dalle owned the property in the 1980s.

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36. Sources of information:

“San Miguel County Assessor Data Site.” <http://sanmiguel.valuwest.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.

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 house is historically significant, to a modest extent, for its association with residential development in Telluride dating from the time of its construction circa 1915. The house is also architecturally significant for its gambrel-roofed plan which is somewhat rare in Telluride. Due to a substantial loss of integrity, though, the property rates as a “noncontributing without qualifications” resource within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This building 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 was diminished between 1987 and 1993, when the dwelling was turned ninety degrees and a large addition was built onto the south elevation. This property now conveys only a limited sense of its historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 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 242-244 | 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
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



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Location Map

