

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.1795**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **McCoy House**
- 7. Building Address: **309 E. Columbia Avenue**
- 8. Owner Name and Address: **Jill McCoy
3001 Bridgeway, Ste. K
Sausalito, CA 949651485**

Parcel number(s):

477901115014



THLD RATING:

Contributing to District

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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** 253272 mE 4202401 mN
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot B, Block 36**
 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): **L-Shaped Plan**
15. Dimensions in feet: **737 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: **Metal Roof**
20. Special features: **Porch, Chimney, Fence**
21. General architectural description:
This 1½-story cross-gabled, L-shaped, dwelling is made up of a front gabled east wing, which measures 30' N-S (deep) by 16' E-W (across), and a side gabled west wing, which measures 16' N-S by 14' E-W. The house is supported by an unpainted coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding with 1" by 4" corner boards. The cross gabled roof is steeply-pitched, with corrugated metal roofing material and painted white boxed eaves. A short red brick chimney is on the roof ridge. The dwelling's asymmetrical facade faces Columbia Avenue on the south elevation. Two painted white wood-paneled doors, each with a transom light, enter the west half of the facade from an open L-shaped front porch which fills in the void formed by the house's L-shaped plan. This porch is approached by two wood steps, and features a wood plank floor, a painted white open wood railing with turned balusters, painted blue turned columns, a painted white bead board ceiling, and a shed roof. A prominent hipped-roof canted bay is centered in the front gabled portion of the facade, east of the front porch. The bay contains four 1/1 double-hung sash windows, with painted light blue wood frames and painted white wood surrounds. The home's other windows also all feature painted white wood surrounds. These include: a small 4-light window in the west elevation's upper gable end; a single-light window on the west elevation; a 2-light window in the north elevation's upper gable end; a 2x2 horizontal sliding window, and a single-light fixed-pane window, on the north elevation. Several of these windows appear altered from their original configuration.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This is the first house east of Willow Street on the north side of E. Columbia Avenue. A high sandstone retaining wall parallels the front sidewalk along Columbia. Six poured concrete steps lead from the street into the front yard. The planted grass front yard is nicely landscaped with mature low plants and trees. A wood privacy fence extends along the west property line.

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1890**

Source of information: **Sanborn Insurance Map, October 1890**

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:

The 1890 Sanborn Insurance map for Telluride depicts this building, without the canted bay on the facade. On that map, the building's footprint is labeled "Dw'g" (dwelling), with the notation "B. C." indicating that the dwelling was being constructed at that time. Interestingly, the 1886 Sanborn map for Telluride depicts a small rectangular shaped dwelling on this lot, also with the notation "B. C." The 1890 dwelling may have been an entirely new house; however, it is also possible that the earlier 1886 dwelling was enlarged in 1890. Subsequent Sanborn maps indicate that the facade bay was added between 1893 and 1899. When this house was surveyed in 1986, it was clad with aluminum siding, there was a non-historic window in the west half of the facade, and the original front porch was gone. Subsequent to that time, the house has been extensively rehabilitated, with the facade window replaced by a door, a new front porch (likely similar to the original), and with the removal of the aluminum siding.

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**

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35. Historical background:

This house was constructed in 1890. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. John Hopkins owned this property in the 1980s.

36. Sources of information:

"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

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: **1890**

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

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42. Statement of significance:

This residence is historically significant for its association with Telluride's residential development, dating from the time of its construction in 1890. The house is also architecturally significant for its representative L-shaped cross gabled plan, for its modest size and scale, and for its Late Victorian era details including a prominent facade bay. This property rates as a "contributing" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably 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. Several windows have been altered from the original configuration; however, the house has been extensively rehabilitated in recent years, and there are no additions to the historic building.

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 336-338	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 10, 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



Architectural Inventory Form

Location Map

