

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1805/THAS.141** Parcel number(s): **477901105003**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Prager House**
- 7. Building Address: **421 E. Columbia Avenue**
- 8. Owner Name and Address: **Bruno Prager, IV
PMB 171 P.O. Box 22000, Telluride, CO 81435**

477901105003



THLD RATING:	Primary - Supporting to District Shed - Supporting 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** 253380 mE 4202367 mN
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 6, Block 16**
 Addition: **East Telluride Addition** Year of addition: **1898**
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):
15. Dimensions in feet: **1383 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormer**
21. General architectural description:
This residence consists of a historic (circa 1899) 1½-story front gabled dwelling, and its gabled rear addition which was erected in 1988. The house is supported by an unpainted poured concrete foundation, while its exterior walls are clad with painted light blue horizontal weatherboard siding with painted dark blue 1" by 4" corner boards. A painted dark blue 1x board with a water table separates the foundation from the siding. The front gabled roof is steeply-pitched, with metal roofing material and painted blue boxed eaves. A large gabled wall dormer is on the west elevation. The home's asymmetrical facade faces Columbia Avenue on the south elevation. A painted dark blue with burnt orange trim wood-paneled door, with an upper sash light, enters the east end of the facade from an open front porch. The porch is approached by three wood steps, with a wood plank floor, and is partially covered by a swept hood with curved knee braces and pierced brackets. Windows are predominantly 1/1 double-hung sash with painted dark blue wood surrounds. The 1988 rear gabled addition projects slightly above the original roof line, and is also slightly wider, east-west, than the original. A set of paired 15-light glass-in-wood frame doors enter the addition's north elevation from an uncovered wood deck. A painted light blue wood-paneled door, with one upper sash light and a transom light, enters the east end of the addition's south elevation adjacent to the original dwelling's northeast corner.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This property is located on the north side of Columbia Avenue in the block between Alder and Maple Streets. A historic shed (THAS #141) is located in the backyard below Pandora Street to the north.

24. Associated buildings, features or objects:

Shed (THAS #141)
A historic shed (THAS #141) is located in the backyard below Pandora Street. This wood frame structure measures 10' by 15', with its exterior walls covered with rusted corrugated metal. It is covered by a shed roof with rolled asphalt roofing material. A single entry door and a window opening penetrate the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
- Source of information: **San Miguel County Assessor records; Simmons, Laurie and Christine Whitacre. Historic Building Inventory Record, May 1986.**
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 indicate that the original (south) section of this dwelling was erected in 1899. The building is depicted on the 1922 Sanborn Insurance map for Telluride; however, earlier Sanborn maps do not extend this far east. The addition to the original north (rear) elevation was constructed in 1988.**
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:
- This house was constructed in the late 1890s, according to San Miguel County Assessor files. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. Norman Squier owned this property in the 1980s.**

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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.

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 1899**

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 1899. The house is also architecturally significant for its representative front gabled plan. With a modest loss of integrity, The primary residence and shed both rate as "supporting" resources within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This property 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. An addition to the original dwelling's north (rear) elevation is reasonably compatible with the original construction, although it does project slightly above the original roof line. The shed (THAS #141) at the rear of the property displays excellent integrity and enhances the integrity of setting. A sense of time and place remains mostly intact, relative to how this property appeared at the time of its construction and 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 / 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:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #7, Images 363-365 | 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 | | |

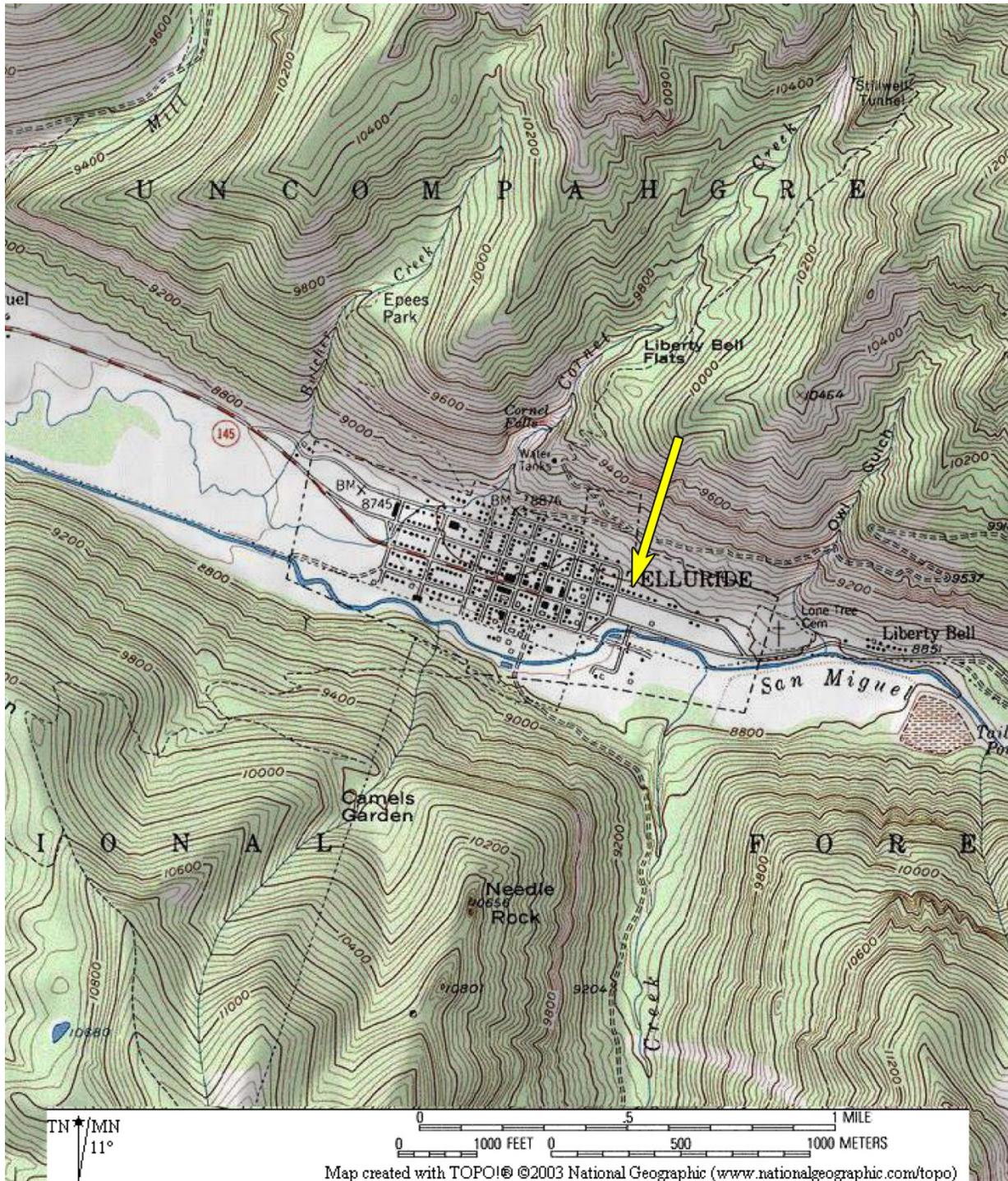
Architectural Inventory Form

Sketch Map



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Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)