

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.1742**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Thomas House**
- 7. Building Address: **439 / 439½ W. Columbia Avenue**
- 8. Owner Name and Address: **Tom R. And Marie A. Thomas
P. O. Box 1715
Telluride, CO 814351715**

Parcel number(s):

456536313010



THLD RATING:

Noncontributing Without Qualifications

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252732 mE** **4202602 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 11, 12, Block 3**
 Addition: **West Telluride Addition** Year of addition: **1891**
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: **3574 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, Garage / Attached Garage, Fence**
21. General architectural description:
This building consists of a historic front gabled dwelling (addressed as 439 W. Columbia Avenue), with a gabled addition (addressed as 439½ W. Columbia Avenue) joined by a connecting element to the historic dwelling's north (rear) elevation. The historic dwelling was built circa 1893 and extensively remodeled in the late 1980s and early 1990s. It rests on a non-historic poured concrete foundation, faced with stone above grade, and with a non-historic walkout basement level. A garage is incorporated into the west end of the basement level with vehicular access from Columbia Avenue to the south. The home's exterior walls are clad with painted grey horizontal wood siding with painted white 1" by 4" corner boards. Painted blue variegated wood shingles appear in the upper gable ends, and a non-historic gable ornament is in the facade's upper gable end on the south elevation. The gabled roof is steeply pitched, with corrugated metal roofing material and painted white boxed eaves. Two non-historic skylights are on the east-facing roof slope. A painted white wood-paneled door, with one upper sash light, enters the east end of the asymmetrical facade from a 9-step wood porch. The porch covers the east end of the south elevation and wraps around to cover much of the east (side) elevation. The porch features a wood plank floor, a painted white open wood railing with turned balusters, turned columns, and a low-pitched hipped roof. A painted white wood-paneled door, with three upper sash lights, enters the house from the porch on the east elevation. A non-historic canted hipped-roof bay, with three single-light windows with transom lights, is located on the facade, west of the front porch and above the basement-level garage door. Windows elsewhere are primarily 1/1 double-hung sash with painted wood frames and surrounds.

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The gabled addition was erected between 1989 and 1992. It is supported by a poured concrete foundation, and its exterior walls are clad with painted grey horizontal wood siding with painted white 1" by 4" corner boards. The addition is covered by a gabled roof, with a shed-roofed extension to the west elevation. The roof is covered with metal roofing material and the eaves are boxed. Two skylights penetrate the east-facing roof slope. The addition's windows are predominantly 1/1 double-hung sash and 1x1 horizontal sliders with painted white wood surrounds. A painted white wood-paneled door, with one upper sash light, enters the addition's north elevation from an open wood deck. Two painted white turned columns support a shed roof over the door. Two other painted white wood-paneled doors enter the east and west sides of the connecting element.

22. Architectural style: **Neo Victorian**

Building type:

23. Landscape or special setting features:

This well-maintained property is located on the north side of W. Columbia Avenue in the block west of Aspen Street. A planted grass lawn surrounds the house and is nicely landscaped with native plants and flowers, spruce trees and aspen trees. A stone retaining wall parallels the front sidewalk

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1893** Actual:

Source of information: **San Miguel County Assessor records; Sanborn Insurance maps**

26. Architect: Original: **Unknown**

Addition: **George Greenbank**

Source of information: Original: **N/A**

Addition: **Marie Thomas (property owner)**

27. Builder: Original: **Unknown**

Addition: **Tom and Marie Thomas (acting as their own general contractor)**

Source of information: Original: **N/A**

Addition: **Marie Thomas (property owner)**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

San Miguel County Assessor records list 1893 as this house's year of construction. The dwelling is not depicted on the February 1893 Sanborn Insurance map; however, it is depicted on the next available Sanborn map printed in December 1899. The owners have an 1895 photo of the house, further indicating that the 1893 construction date is probably accurate. The historic residence was extensively remodeled between 1989 and 1992. George Greenbank, a Telluride architect prepared the plans, while owners Tom and Marie Thomas acted as their own general contractor. New elements at that time included a basement level with a garage, a bay window on the facade, skylights, and a gabled rear addition joined to the original by a connecting element. The original house was also moved about fifteen feet east of its original site when it was placed on its new foundation and basement level.

30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Historically a single family residence**

35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps indicate that this house was built circa 1893. Telluride boomed as a gold mining town during the mid-to-late-1890s, following the national financial panic and repeal of the Sherman Silver Purchase Act in 1893. This house was one of numerous residences constructed in Telluride in association with the mining boom. Biographical information about the families and individuals who lived here during the late 1800s and early 1900s has not been uncovered. An entity known as Edmar Enterprises, of Kemp, Texas, owned this property during much of the 1980s. Tom and Marie Thomas, the property's current owners, purchased it in 1988. Mrs. Thomas works in the San Miguel County Clerk's Office; Mr. Thomas is an oil company consultant.

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

Thomas, Marie. Interview with Carl McWilliams.

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.

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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 original portion of this house is historically significant for its association with Telluride's residential development dating from the time of its construction, circa 18993. With a rather substantial loss of integrity, this property rates as a "noncontributing with qualifications" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This residence 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 diminished by a rear addition, and other alterations to the original construction including a new walkout basement level with a garage, and a prominent facade bay. The addition is well-executed; however, this property now conveys only a limited sense of its historic significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Noncontributing With 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:

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VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 180-183	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 5, 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

