

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.1809**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **O'Neill House**
- 7. Building Address: **513 E. Columbia Avenue**
- 8. Owner Name and Address: **RG Family Trust  
3A Belgravia Heights 27 Tai Tam Rd  
Tai Tam Hong Kong, XX**

Parcel number(s):

<b>477901106007</b>



THLD RATING:

Noncontributing Without Qualifications

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**NE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252632 mE** **4202638 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 7, 8, Block 17**  
 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): **Irregular Plan**
15. Dimensions in feet: **3965 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, Dormer, Decorative Chimney, Attached Garage**
21. General architectural description:  
**This 1½-story house is supported by a poured concrete foundation, and its exterior walls are clad with painted beige horizontal wood siding with painted buff red 1" by 4" corner boards. Stained brown fish scale shingles and gable ornaments appear in the upper gable ends. The roof is a steeply-pitched cross gable, with metal roofing material and with painted buff red boxed eaves. A shed-roofed wall dormer, with two 1/1 double-hung sash windows, is on the west elevation. A stone fireplace chimney is at the south end of the east elevation. The house's asymmetrical facade faces Columbia Avenue on the south elevation. A painted brown and white wood-paneled door, with one upper sash light, enters the west half of the facade from an L-shaped porch which covers the entire facade and wraps to cover the south end of the west elevation. The porch is approached by five wood steps and eight concrete steps which ascend from the front sidewalk. The porch has a wood plank floor, a painted beige open wood railing, painted buff red and brown square wood posts, and a low-pitched hipped roof. A glass-in-wood-frame atrium door, with transom lights, opens from the upper half story onto a small balcony above the front porch. A slightly projecting rectangular bay, with three 1/1 double-hung sash windows with transom lights, overlooks the front porch east of the front door.**

**A shed-roofed connecting element joins the front part of the dwelling with a 1½-story extension with a walkout basement level, and an attached garage. This rear part of the residence fronts onto Pandora Street to the north. The walls of the walkout basement level are clad with rusticated corrugated metal, while the walls of the exterior walls of the main level are clad with stained brown board-and-batten. This rear portion of the dwelling is covered by a saltbox roof with a shed-roofed extension to the north elevation. The roof is covered with rusticated**

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corrugated metal, and the eaves are boxed with stained brown wood trim. A stained brown wood-paneled door, with one upper sash light, enters the west end of the north elevation from an elevated metal porch. This L-shaped porch wraps around to cover the north end of the west elevation. A stained brown vertical wood plank garage door at the east end of the north elevation provides vehicular access into the attached garage from Pandora Street

22. Architectural style: **Modern Movements / Neo-Victorian**  
 Building type:

23. Landscape or special setting features:  
**This well-maintained property is located on the north side of E. Columbia Avenue in the block between Hemlock and Maple Avenues, near the east end of the Telluride National Historic Landmark District. A low stone retaining wall parallels the front sidewalk. The property is nicely landscaped with a terraced front yard, and with an abundance of native plants and flowers.**

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

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1920** 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 this dwelling was erected in 1920. The building is depicted on the 1922 Sanborn Insurance map for Telluride, corroborating its existence at that time. (Earlier Sanborn maps for Telluride unfortunately do not depict buildings this far east.) The historic dwelling was extensively renovated, circa 2000, with a large addition, a new front porch, a new fireplace chimney, windows, and other alterations**

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 / 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 1970s has not been uncovered. Marilyn Cumming, Trustee, of Scottsdale, Arizona, owned this property in the 1980s and 1990s.**

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](http://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**

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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 1920. The house is also architecturally significant for its representative front gabled plan. Due to a loss of integrity, however, the property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This well-maintained dwelling 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. Additions and alterations to the historic dwelling (as described above in sections 21 and 29), have significantly diminished its historic integrity. As a result, this property no longer fully conveys a 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): | <b>CD #7, Images 375-377</b>                              | CDs filed at: | <b>Town of Telluride</b>                    |
| 48. Report title:         | <b>Town of Telluride Re-Survey of Historic Structures</b> |               | <b>Planning and Building<br/>Department</b> |
| 49. Date(s):              | <b>August 10, 2011</b>                                    |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

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## Sketch Map

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## Location Map