

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.1836**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Jessepeter, LP House**
- 7. Building Address: **521½ W. Columbia Avenue**
- 8. Owner Name and Address: **Jessepeter, LP  
535 Smithfield Street, Suite 605  
Pittsburgh, PA 15222**

Parcel number(s):

<b>456536312025</b>



THLD RATING:

Non-Designated – Demolished – New Construction

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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** **252620 mE** **4202644 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 4, 5, Block 10**  
 Addition: **Fox Condo Subdivision** Year of addition:
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: **Unknown**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:  
**This 1½-story wood frame building is rests on a poured concrete foundation, and its exterior walls are clad with painted or stained brown horizontal wood siding with 1" by 4" corner boards. The gabled roof is covered with metal roofing material, while the eaves are boxed with painted or stained brown wood trim. Non-historic gabled dormers, each with a triangular-shaped window, are near the south end of the east and west roof slopes. A painted or stained brown wood-paneled door, side-hinged with metal strap hinges, faces the alley on the north elevation. Windows are 1.1 double-hung sash, 1x1 horizontal sliders, and single-light fixed-panes. A single-story shed-roofed extension to the south elevation appears to be an enclosed porch addition. The primary entry door is through the west elevation of this extension, from an uncovered wood porch.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features:  
**This building is located at the rear of Lots 4 and 5, Block 10 of the West Telluride Addition. This is the block west of Townsend Street and north of Columbia Avenue. A spacious yard in front of the building extends to Columbia Avenue to the south. An alley is immediately adjacent to the north.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1915**      Actual:
- Source of information:    **Sanborn Insurance maps, November 1908 and October 1922**
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:

**This building was originally built as a garage, in the years between 1908 and 1922. It was associated with a dwelling on the front half of the lot which was built between 1899 and 1904, and later burned at an unknown date. The garage is depicted on the October 1922 Sanborn map, labeled "A" for auto; however, it is not depicted on earlier Sanborn maps. The building was converted into a residence prior to 1986 and demolished in 2012.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):            **Domestic / Garage**
32. Intermediate use(s):      **Domestic / Garage**
33. Current use(s):            **Domestic / Single Dwelling**
34. Site type(s):              **Historically a garage; converted into a residence**

35. Historical background:

**This building was originally built as a garage, in the years between 1908 and 1922. It was associated with a dwelling on the front half of the lot which was built between 1899 and 1904, and later burned at an unknown date. Biographical information about people associated with the building through the 1970s has not been uncovered.**

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](http://www.telluridemuseum.org)**

**Town of Telluride Building Department building permit files.**

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## 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 building is historically significant, to a limited extent, for its association with Telluride's residential development, dating from the time of its construction prior to 1922. , It is also architecturally notable for its representative gabled plan. This structure was demolished in 2012 and is therefore a non-designated resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This property 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. This building lost a large measure of its integrity when it was converted from a garage into a residence and was demolished in 2012.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Not Individually Eligible**

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 #6, Images 90-92</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 Department</b>
49. Date(s):	<b>August 8, 2011</b>		<b>113 West Columbia Avenue</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>Telluride, CO 81435</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>Dogwood Court Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

