

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.1722/THAS.22**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Loo House**
- 7. Building Address: **528 W Columbia Ave**
- 8. Owner Name and Address: **James Orin Loo  
P. O. Box 1791  
Telluride, CO 814351791**

Parcel number(s):	<b>456536315005</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District Secondary Residence - Contributing to District</b>
---------------------	----------------------------------------------------------------------------------------------

# Architectural Inventory Form

Page 2 of 7

## 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** **252574 mE** **4202602 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 32-34, Block 9**  
 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): **Rectangular Plan**
15. Dimensions in feet: **1319 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, Chimney, Dormer, Decorative Shingles**
21. General architectural description:  
**This wood frame residence is made up of the following elements: a main 1½-story front gabled section which measures 36' N-S (deep) by 23' E-W (across; an enclosed hipped-roof front porch on the north elevation which measures 5' N-S by 7½ E-W; a gabled extension to the south end of the east elevation which measures 12' N-S by 8' E-W; an enclosed shed-roofed rear porch on the south elevation which measures 6' N-S by 23' E-W. The house is supported by a poured concrete foundation, and its exterior walls are clad with painted grey horizontal weatherboard with painted white and red 1" by 4' corner boards. A distinctive painted red and white pierced gable ornament appears in the façade's upper gable end on the north elevation. Painted grey fish scale shingles also appear in the façade's upper gable end. The roof is covered with metal roofing material, and the eaves are boxed with painted red and white trim. A red brick chimney is on the ridge. A gabled dormer is on the west-facing roof slope. Two non-historic skylights penetrate the east-facing roof slope. A wood-paneled door with one upper sash light enters the enclosed front porch which is centered on the symmetrical facade. A redwood deck extends from the enclosed shed-roofed porch on the south elevation. A large fixed-pane diamond-shaped window penetrates the east elevation. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds.**
22. Architectural style: **Late Victorian**  
 Building type:

## Architectural Inventory Form

Page 3 of 7

23. Landscape or special setting features:

**This property is located on the south side of W. Columbia Avenue, the sixth house west of Townsend Street. A planted grass lawn surrounds the house. Two large fir trees are in the front yard.**

24. Associated buildings, features or objects:

**Secondary Residence (THAS #22)**

**A former garage (THAS #22) has been converted into a secondary residence adjacent to the alley at the rear of the property. This building measures approximately 16' N-S by 24' E-W. It is supported by a poured concrete foundation, and its exterior walls are clad with vertical wood planks. A moderately-pitched gable roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. Two gabled dormers are on the south elevation; one is a wall dormer with a 12-light window; the other has a 4-light window. A band of three 6-light casement windows and two single-light windows have replaced the garage door on the east elevation. The primary entry door is on the north elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1901**  
 Source of information:      **San Miguel County Assessor records; Sanborn Insurance maps, December 1899 and July 1904.**
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 list 1901 as this dwelling's year of construction. Sanborn Insurance maps for Telluride provide corroborating information that the house was built between December 1899 and July 1904.**
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**

## Architectural Inventory Form

Page 4 of 7

35. Historical background:

**San Miguel County Assessor records and Sanborn Insurance maps indicate that this house was built in 1901. Biographical information about families and individuals associated with the property during the early decades of the twentieth century has not been uncovered. Gerald and Pamela Race of Juneau, Alaska owned the property in the mid-1980s. James Orin Loo, the current owner, purchased the house in 1997, according to San Miguel County Assessor records.**

36. Sources of information:

**"San Miguel County Assessor Data Site." <http://sanmiquel.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

**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:

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

## Architectural Inventory Form

Page 5 of 7

42. Statement of significance:

**This dwelling is historically significant for its association with Telluride's residential development dating from the time of its construction in 1901. It is also architecturally significant for its Late Victorian era architectural characteristics. These include ornate pierced gable ornaments and decorative fish scale shingles in the upper gable ends, and narrow double-hung windows. Both the primary and secondary residences rate as "contributing" resources within the Telluride National Historic Landmark District.**

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. The gabled extension to the house's east elevation, and the enclosed rear porch appear to be modest additions which are quite compatible with the original construction. The historic garage has been adaptively remodeled into a secondary residence. A sense of time and place relative to how this property appeared during the early 1900s remains largely intact.**

### 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):	<b>CD #7, Images 101-103</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 4, 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

