

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1723/THAS.24**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Sims House**
- 7. Building Address: **536 W. Columbia Avenue**
- 8. Owner Name and Address: **Herbert D. Sims
8880 NE Wordenhill Road
Dundee, OR 97115**

Parcel number(s):

456536315006

456536315006



THLD RATING:

**Primary - Noncontributing Without Qualifications
Shed - 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** **252562 mE** **4202607 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 31, 32, 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): **L-Shaped Plan**
15. Dimensions in feet: **2276 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding (Masonite)**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Decorative Shingles, Dormers**
21. General architectural description:
This 1½-story cross gabled dwelling consists of an original front-gabled section, and an intersecting side-gabled addition on the east elevation, which also covers part of the south (rear) elevation. The building is supported by an unpainted poured concrete foundation. Its exterior walls are clad with painted green horizontal Masonite siding with painted white 1" by 4" corner boards. Painted green Masonite fish scale shingles appear in the facade's upper gable end. The roof is covered with modern "Pro-panel" metal roofing material, and the eaves are boxed with painted green and white wood trim. Non-original gabled dormers, each with a 6-light window, are respectively located on the north and east-facing roof slopes. Another gabled dormer is on the west-facing roof slope. A non-historic concrete block chimney is on the east elevation. A painted blue and orange fiberglass-paneled front door enters the house from an L-shaped front porch. The porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white turned columns, and a low-pitched hipped roof. A non-historic (circa 1985) hipped-roof oriel type window, with three single-light fixed-pane windows, penetrates the facade wall west of the entry porch. A large 20-light window overlooks the front porch at the east end of the facade. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A painted white and green wood-paneled door, with one upper sash light, enters the east end of the south elevation from a wood deck which wraps around the house's rear southeast corner.
22. Architectural style: **Late Victorian**
 Building type:

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35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps indicate that this house was built circa 1903. Biographical information about families and individuals associated with the property during the early decades of the twentieth century has not been uncovered. Michael Sasso of Phoenixville, Pennsylvania, and others, owned the property in the mid-1980s. Herbert D. Sims, the current owner, purchased the house in 1992, according to San Miguel County Assessor records.

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

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: **Architecture**

40. Period of significance: **1903**

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 in 1903. It is also architecturally significant for its Late Victorian era architectural characteristics. Due to a substantial loss of integrity; however, (as described in section 29 above) the primary residence and the shed rate as "noncontributing without qualifications" resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This house displays a less than ideal 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. Alterations to the historic dwelling include: a side-gabled addition to the east elevation which also covers part of the south elevation; removal of the original front entry, and replacing it with an oriel window, and placing a new front entry porch on the north elevation of the addition; a concrete block chimney on the east elevation; dormers on the east and north facing roof slopes.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Noncontributing to District**
 Local landmark eligibility field assessment: **Not Eligible / Noncontributing Without Qualifications 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 104-106 | 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 4, 2011; revised April 16, 2013 | | 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



Architectural Inventory Form

Location Map

