

Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.1727/THAS.30**
2. Temporary resource number: **N/A**
3. County: **San Miguel**
4. City: **Telluride**
5. Historic Building Name: **Unknown**
6. Current Building Name: **Tellprop LLC House**
7. Building Address: **560 W. Columbia Avenue**
8. Owner Name and Address: **Tellprop I LLC
6232 Indian Creek Dr
Fort Worth, TX 76107**

Parcel number(s):

456536315010

THLD RATING:

Primary - Contributing

Garage/shed/secondary residence – Demolished 2012

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
Zone: **13** 252519 mE 4202622 mN
11. USGS quad name: **Telluride, Colorado**
Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 25, 26, 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): **Irregular Plan**
15. Dimensions in feet: **1242 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Decorative Shingles, Stained Glass**
21. General architectural description:
This residence consists of an original single-story L-shaped, cross-gabled dwelling, with an older hipped-roof addition to the south (rear) elevation. The house is supported by a poured concrete foundation, faced with painted bead board skirting above grade. The exterior walls are clad with painted light beige horizontal weatherboard siding, with painted dark beige 1" by 4" corner boards. Painted beige variegated wood shingles appear in the upper gable ends on the north and east elevations. The facade upper gable end (north elevation) also sports a distinctive pierced gable ornament. The cross-gabled roof is steeply-pitched, with metal roofing material and painted white boxed eaves. Two painted white wood-paneled doors, each with an upper sash light, enter the east half of the facade from an open front porch. This porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white turned columns with brackets, a pierced frieze with a sawtooth motif, and a shed roof. A painted white wood-paneled door, with nine upper sash lights, enters the basement level six steps below grade on the south (rear) elevation. A large canted bay forms the west half of the facade, beneath the front-facing gable. The bay features a large center single-hung sash window, and flanking narrower single-hung sash windows with stained glass lights in the upper sash over a single pane in the lower sash. The bay also displays elaborate wood moldings with a sawtooth motif. Windows elsewhere are primarily single and paired 1/1 double-hung sash, with painted white wood frames and painted beige wood surrounds.
22. Architectural style: **Late Victorian**
Building type:

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23. Landscape or special setting features:

This is the eleventh house west of Townsend Street on the south side of W. Columbia Avenue. Four flagstone steps descend a few feet from the front sidewalk along Columbia to the yard and house which is sited slightly below street level. A planted grass front lawn features mature landscaping including a grove of aspen trees. The house is set back minimally from the street compared to most other houses in this block.

24. Associated buildings, features or objects:

Garage/Shed/Secondary Residence (THAS #30)

A secondary building (THAS #30) is located near the rear of the property. Overall, this structure measures approximately 36' N-S by 26' E-W, and it appears to be composed of three separate historic structures. Its exterior walls are made variously of horizontal wood siding, board and batten, and vertical wood planks. It has shed and gable roof forms, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. A horizontal sliding plywood garage door opens from the west end of the south elevation onto a poured concrete driveway which extends to the alley. A metal-paneled door with nine upper sash lights enters the east end of the south elevation. Two wood-paneled doors enter the west elevation. Demolished 2012.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**
 Source of information: **Sanborn Insurance maps; San Miguel County Assessor files**
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:

Sanborn Insurance maps and San Miguel County Assessor files reveal that this house was built in 1903. Sanborn maps also document that portions of the secondary building (THAS 30) date to the period between 1904 and 1908.

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**

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35. Historical background:

San Miguel County Assessor records and Sanborn Insurance maps indicate that this dwelling was constructed in 1903. Biographical information pertaining to families and individuals associated with the house during the early decades of the twentieth century has not been uncovered. Stephen Truen owned the property from 1974 to 2006 when he sold it to the current owner, Mezzanine Properties LLC, according to county assessor files.

36. Sources of information:

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: **1903**

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

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42. Statement of significance:

This house 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 representative gabled-L plan and its Late Victorian era architectural details. These include the bracketed turned porch columns, the porch's open wood railing with turned balusters, and the porch's spindle frieze. Also notable are the decorative wood shingles in the facade's upper gable end, and the canted facade bay. Displaying a high standard of integrity, this property rates as a "contributing" resource within the Telluride National Historic Landmark District.

Garage/shed/secondary residence demolished 2012.

43. Assessment of historic physical integrity related to significance:

This property displays a high 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. An older rear addition is reasonably well-executed in terms of its size, scale and massing relative to that of the original dwelling. Its exterior wall and roof materials complement those of the original. The secondary building at the rear of the property displays marginal integrity. Considered as a whole, this property retains sufficient integrity to evoke a sense of how it appeared during the early years of the twentieth century.

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):	CD #7, Images 118-121	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		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams		Telluride, CO 81435
	Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court		
	Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map

