

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.1846/THAS.98**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Case House**
- 7. Building Address: **226 (228) N. Fir Street**
- 8. Owner Name and Address: **Joanne D. Case
2270 Gale Road
Wayzata, MN 55391**

Parcel number(s):	456536415008



THLD RATING;	Primary - Supporting to District Secondary Structure - Supporting to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253026 mE** **4202534 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 12, Block 24**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
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: **2483 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Stained Glass**
21. General architectural description:
This two-story dwelling features an irregular-shaped plan which overall measures 35' N-S (across) by 30' E-W (deep). It is supported by a low stone foundation, while its exterior walls are clad with stained or painted brown horizontal weatherboard siding with 1" by 4' corner boards. The house is covered by intersecting hipped roofs, with metal roofing material and stained or painted brown boxed eaves. A painted salmon color wood-paneled front door, with stained and leaded glass Queen Anne lights, enters the façade (west elevation) from a full-width open front porch. The porch is approached by four wooden steps, and features a wood plank floor, an open painted beige wood railing, turned columns, and a low-pitched hipped roof with an intersecting gable over the entry steps. A large single-hung sash window, with stained glass Queen Anne lights, overlooks the front porch north of the entry door. Windows elsewhere are primarily paired 1/1 double-hung sash with painted cream white wood frames and surrounds. A painted cream white wood-paneled door, with one upper sash light, opens from the second story onto a second story porch on the façade above the first story front porch roof. This second story porch also features an open wood railing. An exterior wooden staircase, with a metal railing, leads to a rear entry door at the south end of the east elevation.
22. Architectural style: **Late 19th and Early 20th Century American Movements**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is located on the east side of N. Fir Street, the second property south of Galena Avenue. A planted grass front yard includes several deciduous trees.

24. Associated buildings, features or objects:

Secondary Building "Manitou Inn" (THAS #98)

A secondary building located on the alley east of the house consists of: an original low-pitched gabled building which measures 24' N-S by 19' E-W; a shed-roofed extension to its north elevation which measures 12' N-S by 12' E-W; a second-story addition (built in 1998) to the west-facing roof slope of the original building which creates a monitor roof form. This building's foundation above grade is covered with corrugated metal skirting. The exterior walls are made of horizontal and vertical wood planks, while the roof is covered with rusticated corrugated metal laid over 1x wood decking and 2x wood rafters. The rafter ends are stained brown and are exposed beneath the eaves with a fascia board. A set of paired vertical wood plank doors, side-hinged with metal strap hinges, enter the east end of the south elevation from an uncovered wood porch. A wooden sign, inscribed "MANITOU INN" is fastened to the wall above the doors. A painted green wood-paneled door, with one upper sash light, enters the west end of the south elevation from the same porch. Not recently used small vertical wood plank doors, side-hinged with metal strap hinges, face the alley on the east elevation. A 2/2 double-hung sash window penetrates the north elevation of the shed-roofed extension.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:
- Source of information: **Sanborn Insurance maps**
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 reveal that this dwelling was constructed between February 1893 and December 1899. Given Telluride's known development patterns, the dwelling was probably built toward the latter part of that time period. The building was renovated circa 1974. Work completed at that time included construction of the wraparound porch, a second story porch on the façade, and new exterior siding.

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:

Sanborn Insurance maps reveal that this house was constructed during the mid-to-late 1890s. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered. An entity known as "Telluprop" owned this property in the 1980s, followed by Joanne D. Case who has owned the property from 1989 to the present.

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

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: **Circa 1899**

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 1899. The house is also architecturally significant for its representative L-shaped plan, and because it is one of the larger, more prominent, houses built in Telluride's northeast quadrant before the turn of the twentieth century. Despite some loss of integrity, the primary residence and secondary structure both rate as "supporting" resources within the Telluride National Historic Landmark District. In accordance with the "supporting" category, this dwelling was built within the period of significance, and although it has experienced some alterations, it still conveys a sense of history.

43. Assessment of historic physical integrity related to significance:

This residence displays a somewhat less than an ideal 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. Circa 1974 alterations include the application of stained or painted brown siding, and new front porch elements. The house's basic form remains intact, however, while the integrity of setting is enhanced by the presence of a historic secondary building (THAS #98). As a result, this property continues to convey a sense of its historic and architectural significance, and qualifies as a "supporting" resource within the Telluride National Historic Landmark District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**

Local landmark eligibility field assessment: **Eligible / Supporting 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 #6, Images 41-46	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 9, 2011; revised April 12, 2013		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

