

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.1760**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Hope House**
- 7. Building Address: **111 E. Galena Avenue**
- 8. Owner Name and Address: **Jeffrey D. and Robin S. Hope
PO Box 139
Telluride, CO 814350139**

Parcel number(s):	456536418010



THLD RATING:	Non-Designated – New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NE ¼ of SE ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **253131 mE** **4202550 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot B, Block 29**
 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): **Rectangular Plan**
15. Dimensions in feet: **2104 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Wood Roof / Shingle Roof**
20. Special features: **Porch, Dormers, Garage / Attached Garage, Fence**
21. General architectural description:
This 1½-story residence features a walkout basement level which incorporates a two-stall garage. The building is supported by a poured concrete foundation, faced by coursed sandstone blocks above grade. The exterior walls are clad with painted pale green horizontal wood siding with painted white 1" by 4" corner boards. The home's gabled roof is moderately-pitched, with wood shingles and boxed eaves. Two gabled dormers are on the east-facing roof slope, while a large gabled wall dormer is on the west-facing roof slope. Sunburst motifs appear in the upper gable end. Windows are predominantly casements. The house's asymmetrical facade faces Galena Avenue on the south elevation. Two rollaway garage doors and a stained brown wood-paneled door provide access into the walkout basement level on the facade from a poured concrete driveway. Above the walkout basement level, twelve wood steps lead to an elevated wood porch for the home's main level. The porch features a wood plank floor and a painted white open wood railing. A set of paired glass-in-wood-frame atrium doors enter the home's first story from this porch. Another set of paired glass-in-wood-frame atrium doors open onto a small upper half story porch above the first story porch. A rear entry porch, covered by a shed roof is on the north elevation.
22. Architectural style: **Modern Movements / Neo-Victorian**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is on the north side of Galena Avenue, the second house east of Pine Street. There is no front yard as the house has a short setback with a poured concrete driveway between the house and curb. The backyard is enclosed by a wood privacy fence.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1989**

Source of information: **San Miguel County Assessor files**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Paul Engbring and John Engbring**

Source of information: **San Miguel County Assessor files**

29. Construction history:

This house was built in 1988-1989, replacing an earlier dwelling on the lot which had been built in 1913. The 1913 dwelling was a single-story wood frame building with a hipped roof and enclosed front porch. Sanborn Insurance maps indicate that this lot was undeveloped prior to 1913.

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**

35. Historical background:

This house was built in 1988-1989, replacing an earlier house on the lot which had been built in 1913. Biographical information about people associated with the earlier house has not been uncovered. According to San Miguel County Assessor records, this property was owned by Paul Engbring and John Engbring from 1988 to 2000. Jeffrey D. and Robin S. Hope, the current owners, have held title to the property from that time to the present.

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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

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 residence was built in 1988-1989, and thus was not historically associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. This property is ineligible for inclusion in the National and State Registers, and it is rated as a non-designated property within the Landmark district.

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43. Assessment of historic physical integrity related to significance:

This residence displays a 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 residence is little changed from its original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not 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):	CD #5, Images 21-25	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	August 8, 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

