

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.1711**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Hooper House**
- 6. Current Building Name: **TGC Corp. House**
- 7. Building Address: **335 W. Galena Ave**
- 8. Owner Name and Address: **Millie Holdings LLC  
5445 DTC PKWY Penthouse 4  
Greenwood Village, CO 80111**

Parcel number(s):

<b>456536407012</b>



THLD RATING:

Supporting to District

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
**SW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 036**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252858 mE** **4202648 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 2, 4, 6, Block 3**  
 Addition: **Dakota Addition** Year of addition: **1901**
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: **1672 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Dormers**
21. General architectural description:  
**This residence consists of three elements: a main 1½-story front gabled section which measures 29½' N-S by 22' E-W; an enclosed hipped-roof front porch which measures 6' N-S by 20' E-W, a single-story shed-roofed extension to the north (rear) elevation which measures 11' N-S by 28' E-W. The house is supported by a low stone foundation, while its exterior walls are clad with red square-cut asbestos shingle siding. The front gabled roof is steeply pitched, and is covered with brown metal roofing material. The eaves are boxed. There are two red brick chimneys: one on the north-facing roof slope, and the other, with a corbelled cap, centered on the ridge. Hipped-roof dormers, each with two 1/1 double-hung sash windows, are located on the east and west roof slopes. Ten concrete steps lead to a paneled door which enters the east end of the enclosed front porch on the south elevation. The enclosed porch is also penetrated by a band of ten 10-light windows. Two 2/2 double-hung sash windows, and a small 4-light window at the peak, penetrate the façade's upper gable end, overlooking the enclosed porch. Three single-light windows penetrate the west elevation.**
22. Architectural style: **No Defined Style**  
 Building type:
23. Landscape or special setting features:  
**This house is located at the northeast corner of Galena Avenue and Aspen Street. A stone retaining wall and railroad ties, used as landscaping elements, extend along the west and south property lines. The property is landscaped with native plants, flowers and grass.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:      Actual:      **1901**  
 Source of information:      **Telluride *Daily Journal*, March 21, 1901. p. 3; Sanborn Insurance maps, 1899 and 1904**
26. Architect:                      **Unknown**  
 Source of information:      **N/A**
27. Builder:                         **Unknown**  
 Source of information:      **N/A**
28. Original owner:                **Charles Hooper**  
 Source of information:      **Telluride *Daily Journal*, March 21, 1901. p. 3**
29. Construction history:  
**Sanborn Insurance maps document that the original front gabled section of this house was built between December of 1899 and July of 1904. A small item published in the Telluride *Daily Journal* more specifically indicates that the original house was built in 1901. On March 21st of that year, the *Journal* reported: "The new residence of Chas. Hooper at the corner of Galena avenue and Aspen street is almost ready for occupancy." Later Sanborn maps indicate that the shed-roofed extension to the north elevation was erected between July of 1904 and November of 1908, and then extended to the west sometime before 1922. The front porch was enclosed at an unknown date.**
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 1901 as a residence for Charles D. Hooper. The 1900 U. S. census lists C. D. Hooper as a lodger residing at 513 W. Columbia Avenue. According to the census, Hooper was unmarried at that time, he was employed as a tailor, and he had been born in Wisconsin in September 1872. Charles Hooper was not located in subsequent census records from 1910, 1920 and 1930, nor was his obituary found through online sources. Biographical information pertaining to other families and individuals who lived here through much of the twentieth century has not been uncovered. Don Oberto, of Montrose, owned the property between 1977 and 1999, according to San Miguel County Assessor files. From that time to the present it has been owned by TGC Corp. of Muskegon, Michigan and Telluride.**

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36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride *Daily Journal*, March 21, 1901, p. 3.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

Trommer, Rosemary Wahtola. *Telluride's Victorian Vernacular: A Walking Tour*. Telluride: Telluride Historical Museum, 2001.

U. S. Census Records.

### 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:    **1901**

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

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42. Statement of significance:

**This property is historically significant for its association with residential development in Telluride dating from the time of its construction circa 1900. It is also architecturally significant for its unstylized front gable plan. Displaying a reasonably high standard of integrity, the property rates as a supporting resource within the Telluride National Historic Landmark district. It is not individually eligible for the National or State Registers.**

43. Assessment of historic physical integrity related to significance:

**This dwelling displays a reasonable 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. There have been no additions to the historic building; however, the asbestos shingle siding is not original, the porch has been enclosed, and some windows have been altered.**

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## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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:

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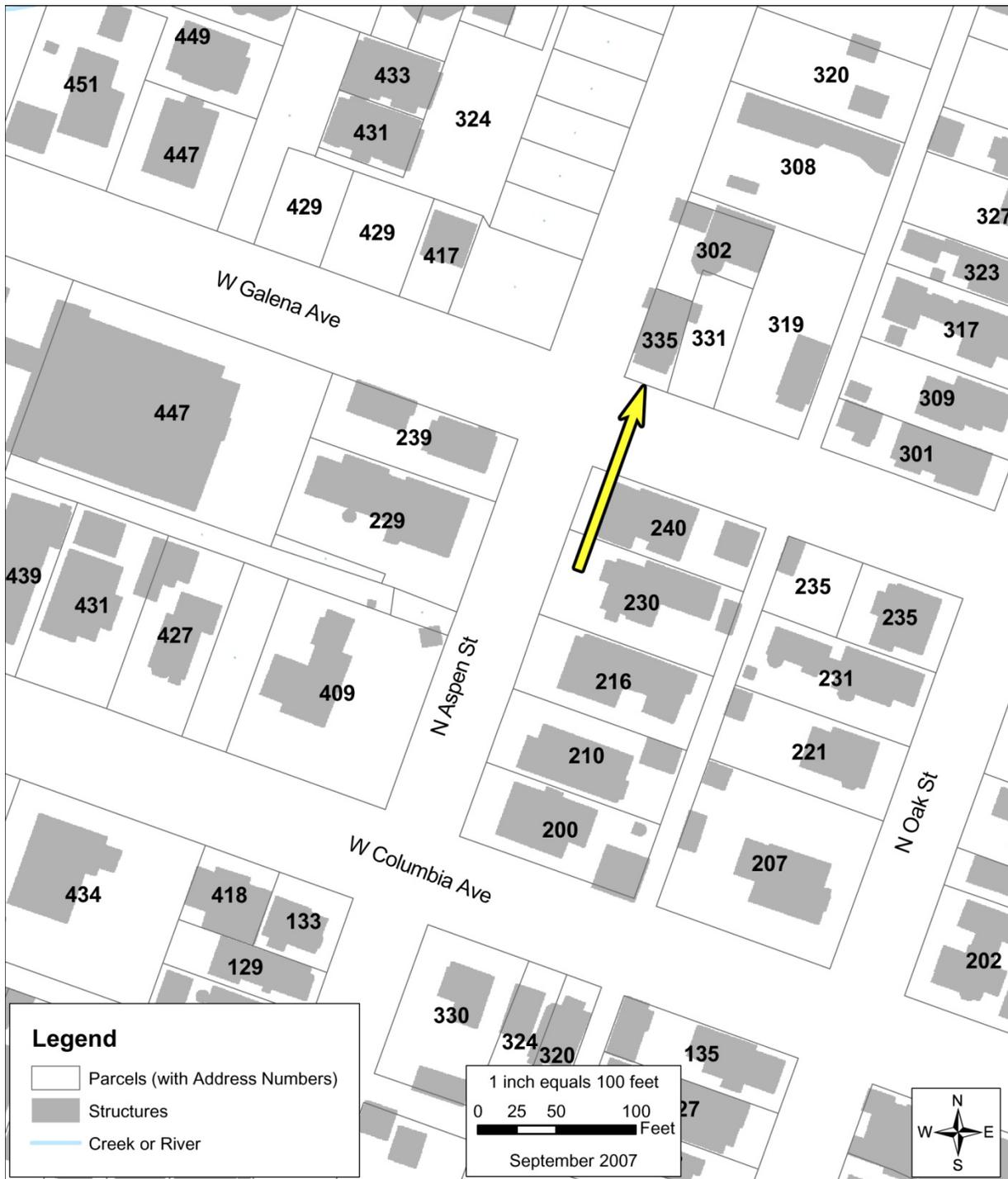
## VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #7, Images 59-61</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>June 14, 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>		

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## Sketch Map



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## Location Map

