

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.1821**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Hansen House**
- 7. Building Address: **131 (139) E. Gregory Avenue**
- 8. Owner Name and Address: **Richard W. and Joanne B. Hansen  
2S502 Heaton Drive  
Batavia, IL 60510**

Parcel number(s):

<b>456536406029</b>



THLD RATING:

Noncontributing Without Qualifications

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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** **253203 mE** **4202595 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 33-36, Block A**  
 Addition: **Halls Addition** Year of addition: **1907**
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: **1446 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers, Garage / Attached Garage**
21. General architectural description:  
**This modern-appearing, tall 1½-story, wood frame residence, which overall measures approximately 33' N-S by 35' E-W. The dwelling is supported by a poured concrete foundation, while its exterior walls are clad with painted green horizontal wood siding with painted white 1" by 4" corner boards. The roof is a steeply-pitched cross gable with a shed-roofed extension to the north (rear) elevation. The roof is covered with metal roofing material and the boxed eaves are painted white. Gable ornaments appear in the upper gable ends on the west and south elevations. A prominent five-sided bay window is centered on the east elevation. The home's asymmetrical facade faces Gregory Avenue on the south elevation. The wood-paneled front door is painted green, with white and purple trim, and with a leaded glass light and a transom light. This door enters the west end of the facade from a full-width front porch which wraps around to cover the south end of the west elevation. The porch features a wood plank floor, a painted white open wood railing with turned balusters, painted white and purple turned columns with decorative brackets, and a low-pitched hipped roof. The porch roof also serves as an upper half story porch where a painted green glass-in-wood-frame door enters the house's upper level. A painted green wood-paneled door, with purple and white trim, enters the north elevation from a shed-roofed porch. A flagstone patio or terrace extends east of the house.**
22. Architectural style: **Modern Movements / Neo-Victorian**  
 Building type:

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23. Landscape or special setting features:

**This well-maintained property is located north of Gregory Avenue above the top of Spruce Street. The grounds are nicely-landscaped with spruce and aspen trees, low native plants, and a sandstone retaining wall.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: **Original: Circa 1910**

**Addition: 1997**

**Addition: 2011**

Source of information: **Original: Sanborn Insurance map, 1922**

**1997 Addition: Town of Telluride Building Permit #s 962928, 962962**

**2011 Addition: Town of Telluride Building Permit #2011032**

26. Architect: **Original: Unknown**

**1997 Addition: Eric Brandt**

**2011 Addition: Peter Sante**

Source of information: **Original: N/A**

**1997 Addition: Town of Telluride Building Permit #s 962928, 962962**

**2011 Addition: Town of Telluride Building Permit #2011032**

27. Builder: **Original: Unknown**

**1997 Addition: Carlisle Construction**

**2011 Addition: Carlisle Construction**

Source of information: **Original: N/A**

**1997 Addition: Town of Telluride Building Permit #s 962928, 962962**

**2011 Addition: Town of Telluride Building Permit #2011032**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

**The original portion of this dwelling is depicted on the 1922 Sanborn Insurance map for Telluride documenting its existence at that time. (Earlier Sanborn maps unfortunately do not depict this area north of Gregory Avenue). The original dwelling was an angular 1½-story front gabled building. By 1986, a single-story shed-roofed extension had been built onto the west elevation and a bay window had been built onto the east elevation. A shed (previously recorded under as THAS #115), was erected on the property apparently sometime after 1922. Town of Telluride building permits reveal that the extant Neo-Victorian style dwelling dates from 1996-1997, with further renovation being completed in 2011. The main gabled section of the original house was incorporated into the new construction in 1996-1997, as it was turned ninety degrees to become the west wing of the extant house. The shed was also razed at that time. As described on building permit #s 962928 and 962962, work at that time included:**

**Demo portions of house as noted on plans. Move remainder of house to the side, dig and pour new basement and foundation. Re-position house on new foundation and build new additions. Demo shed, retaining siding for use on the new...Construct below grade attached garage per approved plans.**

**A certificate of occupancy for those two building permits was issued on September 11, 1997. The 2011 building permit (#2011032) calls for the: "Addition/major remodel of existing structure."**

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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:

**The original portion of this house was constructed circa 1910. Biographical information relating to persons associated with the property through the early decades of the twentieth century has not been uncovered.**

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](http://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

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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 original portion of this residence is historically significant for its association with Telluride's residential development, dating from the time of its construction circa 1910. Due to a loss of integrity, however, this property rates as a "noncontributing without qualifications" resource within the Telluride National Historic Landmark District.**

43. Assessment of historic physical integrity related to significance:

**This well-maintained residence displays a well below average 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. Additions and renovations to the historic building, carried out in 1996-1997 and in 2011 have significantly diminished all seven aspects of integrity . As a result, this property no longer conveys any sense of historic and/or architectural significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**  
 Local landmark eligibility field assessment: **Noncontributing Without Qualifications**
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 166-170** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Dept.**
49. Date(s): **June 1, 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

