

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.1638**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Davis Houses**
- 6. Current Building Name: **Twin Bricks Professional Building**
- 7. Building Address: **128 S. Oak Street**
- 8. Owner Name and Address: **Bernice C. Garber  
P. O. Box 674  
Telluride, CO 814350674**  
  
**Roberta Peterson  
P.O. Box 983  
Telluride, CO 814350983**

Parcel number(s):

|                     |
|---------------------|
| <b>477901121021</b> |
| <b>477901121020</b> |
|                     |
|                     |
|                     |
|                     |
|                     |



THLD RATING:

Supporting to District

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252852 mE** **4202344 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 4, Block 4**  
 Addition: **Twin Brick Subdivision** Year of addition:
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: **Length: 48 feet x Width: 33 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Window/Segmental Arch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**The Twin Bricks Professional Building at the northeast corner of Oak Street and Pacific Avenue is made up of two 1899 brick dwellings, joined by a center addition, and with two large bay additions to the east (rear) elevation. Each of the twin dwellings originally measured 22' N-S by 33' E-W, and were separated by a space of just four feet - this space has been filled in by the addition which joins the two originally separate dwellings. The entire building now measures 48' N-S (across) by 33' E-W (deep), not including the two bays on the east elevation.**
- The building is supported by a low, unpainted, sandstone foundation, and its walls are made of red brick laid in running bond. The façade fronts directly onto the sidewalk paralleling Oak Street on the west elevation. Here, three wood-paneled entry doors, with transom lights and segmental brick arches, enter the building. Two of these doors respectively enter the historically separate dwellings, while the third door enters the center addition. Both of the original doors are flanked on either side by 1/1 double-hung sash windows with painted cream white wood surrounds, concrete or sandstone lugsills, and segmental brick arches. The façade upper gable ends of the two historically separate building's are respectively penetrated by a single-light fixed-pane window, and by a 1/1 double-hung sash window. Double-hung sash windows also penetrate the upper gable ends on the east (rear) elevation. The south elevation, which faces Pacific Avenue, is penetrated by two 1/1 double-hung sash windows, with painted red wood surrounds, sandstone or concrete lugsills, and segmental brick arches. A stained natural brown wood-paneled door, with nine upper sash lights, enters the east end of the south elevation from a small 2-**

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**step concrete porch. This porch is covered by a gable hood with knee brace supports. A rear entry door is incorporated into one of the two hip-roofed bay additions to the east elevation. The east elevation is also penetrated by four 1/1 double-hung sash windows with segmental brick arches. Non-historic gabled dormers are located on the north and south-facing roof slopes.**

22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features: **This building occupies the property at the northeast corner of Oak Street and Pacific Avenue.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1899**  
 Source of information: **Telluride *Daily Journal*, August 24, 1899; Sanborn Insurance maps, February 1893 and December 1899.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **George F. Rock**  
 Source of information: **Telluride *Daily Journal*, August 24, 1899; Sanborn Insurance maps, February 1893 and December 1899.**
29. Construction history:  
**What is today the "Twin Bricks Professional Building" was constructed as two separate brick dwellings in 1899. As reported by the Telluride *Daily Journal* on August 24, 1899:**

**"Work was commenced this morning on the foundations for two brick residences which are to be erected by George Rock on his lots at the corner of Pacific Avenue and Oak Street. They are to be completed about October 1st, and will be of four rooms each with cellars, closets, bath rooms, etc., and otherwise up to date."**

**The connecting element and other alterations date from the 1970s. According to current owner Bernice Garber, the 1970s remodel was designed and executed by Robert Garner. In addition to stabilizing the buildings, new features at that time included the connecting element, a door on the Pacific Avenue side, bay windows and extended spaces to the rear, dormers in the upper half story, and upgraded windows.**

30. Original location:  Moved: Date of move(s):

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s):                   **Domestic/Single Dwelling**
32. Intermediate use(s):           **Domestic/Multiple Dwelling**
33. Current use(s):                   **Commerce and Trade/Professional**
34. Site type(s):                    **Built originally as two separate dwellings; currently a professional office building.**

35. Historical background:

**George F. Rock, a Telluride realtor, arranged for construction of these two originally separate brick buildings in August of 1899. Rock apparently built the twin residences to generate rental income, as when they were finished, he ran the following advertisement in the Telluride *Daily Journal*:**

**"FOR RENT: Two brick cottages, centrally located, modern appointments, six rooms each.  
George F. Rock, or this office."**

**Rock owned and leased the two buildings for an undetermined period of time, after which they continued to serve as separate single-family dwellings for many years. In May 1903, a few years after the two houses had been built, Rock was united in marriage to Lena Killingsworth.**

**Sometime prior to 1986, the two dwellings were joined by a central addition, and the new single building was converted into condominiums. The building, in fact, was named the "Twin Bricks Condominium." More recently, the building has been converted into professional office space. Current (2007) tenants include: Roberta Peterson, CPA; Horn Realty, LLC; and The Ridge, A St. Sophia Partners, LLLP Development. The building is now appropriately named the Twin Bricks Professional Building."**

36. Sources of information:

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

**Telluride *Daily Journal*, August 24, 1899.**

**[Advertisement] Telluride *Daily Journal*, May 12, 1900. p. 4.**

**"George F. Rock..." Telluride *Daily Journal*, August 31, 1901, p. 3.**

**"Thursday Evening's Weddings." Telluride *Daily Journal*, May 21, 1903, p. 2.**

**Twelfth Census of the United States, 1900, San Miguel, County, Colorado, Telluride precinct.**

**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.**

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### 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).

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:                    **Architecture, Settlement**

40. Period of significance:                    **1878-1913**

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

42. Statement of significance:

**Built in 1899 at the height of Telluride's mining boom, this building (historically two separate dwellings) is historically significant for its association with Telluride's socioeconomic development and residential growth. The building is also architecturally significant, particularly for its brick masonry construction. Historic brick dwellings are exceedingly rare in Telluride, particularly in this traditionally working-class neighborhood south of Colorado Avenue. Due to some loss of integrity, this property should be considered a "supporting" resource within the Telluride National Historic Landmark District. The building(s) has experienced some alterations, but still conveys a sense of the district's historic and architectural significance.**

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43. Assessment of historic physical integrity related to significance:

**This property displays a less than optimal 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 integrity of the two historically separate dwellings has been somewhat diminished by the central addition, and by the addition of two large bays on the east (rear) elevation. The historic look and feel of two the two traditionally separate dwellings has been largely preserved, however. The conversion of these two dwelling first into a condominium building, and later into a professional office building, represents a successful adaptive reuse.**

### 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): | <b>CD #5, Images 366-371</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<br/>Department</b> |
| 49. Date(s):              | <b>08/31/2007; revised 4/11/2013</b>                      |               | <b>113 West Columbia Avenue</b>             |
| 50. Recorder(s):          | <b>Carl McWilliams<br/>Timothy Wilder</b>                 |               | <b>Telluride, CO 81435</b>                  |
| 51. Organization:         | <b>Cultural Resource Historians</b>                       |               |   |
| 52. Address:              | <b>Dogwood Court<br/>Fort Collins, CO 80525</b>           |               |   |
| 53. Phone number(s):      | <b>(970) 493-5270</b>                                     |               |   |

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

