

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.1855**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Merchandise Warehouse; Grocery Warehouse**
- 6. Current Building Name: **Paragon Ski & Sport Building**
- 7. Building Address: **236 S. Oak Street**
- 8. Owner Name and Address: **Telluride Crosscut, LLC
P. O. Box 2466
Telluride, CO 814352466**

Parcel number(s):	477901138007



THLD RATING:	Primary - Noncontributing Without Qualifications Garage – Non-Designated – New Construction
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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** 252827 mE 4202249 mN
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 14, Block 17**
 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: **3704 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers**
21. General architectural description:
This 1½-story wood frame building features a rectangular plan which measures 24' N-S (across) by 70½' E-W (deep). An open front porch on the west elevation (facade) and a canted bay on the east (rear) elevation are not included in these measurements. The building rests on an unpainted sandstone foundation, while its exterior walls are clad with painted beige horizontal weatherboard siding with painted white 1" by 4" corner boards. The front gabled roof is moderately-pitched, with metal roofing material and painted white boxed eaves. Three large non-historic gabled dormers overlook San Juan Avenue on the south-facing roof slope. Two of these dormers have paired 1/1 double-hung sash windows, while the third dormer has a single 1/1 double-hung sash window. The canted bay on the east elevation has three 1/1 double-hung sash windows and is covered by a hipped roof. Windows elsewhere are also primarily 1/1 double-hung sash with painted white wood frames and surrounds. Two non-historic glass-in-metal-frame doors enter the facade. One of these doors is at street level, at the north end of the facade, while the other enters the main level from the open front porch. The porch measures approximately eight feet square, with an open wood railing, and is approached on its south end by seven wood steps. The porch is covered by a shed roof which extends along the entire facade.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:
This property is located at the northeast corner of S. Oak Street and San Juan Avenue.

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24. Associated buildings, features or objects:

<p>Garage</p> <p>A garage is located adjacent to the alley at the rear of the property. Featuring a rectangular plan, the garage measures approximately 22' N-S by 14' E-W, not including a 5' by 4' enclosed gabled entry at the south end of the west elevation. The garage has a poured concrete perimeter walls foundation and a poured concrete floor. The exterior walls are clad with painted beige horizontal wood siding, with painted white 1" by 4" corner boards. The front gabled roof is moderately-pitched, with metal roofing material laid over plywood decking and 2x wood rafters. The rafter ends are painted beige and are exposed beneath the eaves. A rollaway garage door on the south elevation opens onto a short poured concrete driveway which extends to San Juan Avenue. A small fixed-pane window is located in the south elevation's upper gable end.</p>
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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:
- Source of information: **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: **Unknown**
- Source of information: **N/A**
29. Construction history:
- Sanborn Insurance maps reveal that this building was constructed between February 1893 and December 1899, and that it served as a warehouse during its early years. The building is depicted on Sanborn maps published in 1899, 1904, 1908, and 1922, while the earlier 1886 and 1890 Sanborn map depict this property as undeveloped. On the 1899, 1904, and 1908 Sanborn maps, the building is labeled "Merch. Ware. Ho." or "Merch. W. Ho." (Merchandise Warehouse). On the 1922 Sanborn map the building is labeled "Gro. W. Ho." (Grocery Warehouse). The building's footprint also includes the notation "IR. CL" denoting that it had iron clad walls.**
30. Original location: Moved: _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Warehouse**
32. Intermediate use(s): **Commerce/Trade / Warehouse**
Commerce/Trade / Specialty Store
33. Current use(s): **Commerce/Trade / Specialty Store**
34. Site type(s): **Historically a warehouse, presently Paragon Ski & Sport retail store**
35. Historical background:
- Sanborn Insurance maps reveal that this building was constructed between 1893 and 1899, and that it served as a warehouse with iron clad walls. The building was converted for retail use prior to the mid-1980s. It has been home to Paragon Ski & Sport for many years.**

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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

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 building is historically significant for its original and historic use as a warehouse in Telluride. It is also architecturally notable for its representative front gabled plan. Due to a loss of integrity, however, the building rates as a “noncontributing without qualifications” resource within the Telluride National Historic Landmark District. The garage is non-designated.

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43. Assessment of historic physical integrity related to significance:

This building displays a 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. Historically, a warehouse, the building's original "iron clad" exterior walls were removed prior to when it was converted to retail use. The front porch and entry doors, the canted bay, and the dormers, are all alterations to the original building. A sense of time and place relative to how this building appeared during the late 1800s and early 1900s is no longer in evidence.

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

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|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | CD #6, Images 5-10 | 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 9, 2011 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

