

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.1716**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **N/A**
- 6. Current Building Name: **Middle House LLC House**
- 7. Building Address: **460 W. Columbia Avenue**
- 8. Owner Name and Address: **Middle House, LLC
3838 Oak Lawn Avenue, Suite 425
Dallas, TX 752194541**

Parcel number(s):	456536314005



THLD RATING	Non Designated – New Construction
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
NW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252685 mE** **4202562 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 25, 26, Block 4**
 Addition: **West Telluride Addition** Year of addition: **1891**
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: **2847 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, Dormer, Garage / Attached Garage, Fence**
21. General architectural description:
This 1½-story wood frame residence rests on a poured concrete foundation, with the foundation walls faced with stone above grade. The exterior walls are clad with painted blue horizontal wood siding, with painted beige 1" by 4" corner boards. The roof is a steeply-pitched cross gable, with metal roofing material and painted blue and white boxed eaves. A gabled dormer, with a 2/1 double-hung sash window, overlooks the facade on the north elevation. Gable ornaments appear in the upper gable ends on all four elevations. A stained brown wood-paneled door, with multiple upper sash lights, enters the east half of the asymmetrical facade from an open front porch. The porch features a tongue-in-groove wood floor, square columns, and a shed roof with an intersecting gable over the entry stairs. A rear entry door leads into the south elevation from an elevated wood deck. A garage is incorporated into a walkout basement level on the south elevation. A set of paired double-hung sash windows, with multiple upper sash lights, overlooks the front porch east of the entry door. Windows elsewhere are primarily 2/1 double-hung sash and 2/1 casements, with painted beige wood frames and painted cream white wood surrounds.
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 on the south side of W. Columbia Avenue in the block between Aspen and Townsend Streets. A low stone retaining wall topped by a wrought iron fence parallels the front sidewalk. A small planted grass front yard and narrow side yards appear nicely landscaped and well cared for.

24. Associated buildings, features or objects:

Secondary Residence

A secondary residence is located adjacent to the alley at the rear of the property. This 1½-story wood frame dwelling rests on a poured concrete foundation, and its exterior walls are clad with stained brown vertical wood siding. The main 1½-story section is covered by a gabled roof with a single-story shed-roofed extension to the south elevation. The roof is covered with metal roofing material. Windows are predominantly single and paired 4-light windows.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **2005-2006**
 Source of information: **Town of Telluride Building Permit #s 2005066, 2005067, 2006036, 2006037**
26. Architect: **George Greenbank**
 Source of information: **Town of Telluride Building Permit #s 2005066, 2005067, 2006036, 2006037**
27. Builder: **Koenig Construction Services**
 Source of information: **Town of Telluride Building Permit #s 2005066, 2005067, 2006036, 2006037**
28. Original owner: **Middle House LLC**
 Source of information: **Town of Telluride Building Permit #s 2005066, 2005067, 2006036, 2006037**
29. Construction history:
Sanborn Insurance maps reveal that this lot was first developed prior to 1893 with the construction of a single-story, T-shaped, wood frame dwelling. That dwelling was demolished to make way for construction of the extant residence and an accompanying secondary residence in 2005-2006. Telluride architect George Greenbank designed the property's two extant residences in 2005-2006.
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 property was first developed with the construction of a T-shaped wood frame residence prior to February 1893. Biographical information pertaining to individuals and families associated with that residence during the late 1800s and the early decades of the twentieth century has not been uncovered. The extant primary residence and an accompanying secondary residence were constructed in 2005-2006. The property has been owned by Middle House LLC 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:

Constructed in 2005-2006, this residence and an accompanying secondary residence are well under fifty years of age. As such, they are not associated with any historic themes dating from the Telluride National Historic Landmark District's period of significance. Both the Primary and Secondary Residences are ineligible for inclusion in the National and State Registers, and are "Non-designated" structures within the Landmark district.

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43. Assessment of historic physical integrity related to significance:

This property 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 primary residence and a secondary residence are little changed from their original construction in 2005-2006. The property's historic residence, built prior to 1893, was razed to make way for the new construction.

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 #7, Images 79-83** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **June 14, 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

