

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 7

DRAFT 4/5/13

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.1617 | Parcel number(s): | 477901137036 |
| 2. Temporary resource number: | N/A | | 477901137039 |
| 3. County: | San Miguel | | 477901137041 |
| 4. City: | Telluride | | 477901137042 |
| 5. Historic Building Name: | Merchandise Warehouse; Electrical Supply Warehouse | | 477901137040 |
| 6. Current Building Name: | Smugglers Brewery Restaurant and Bar; San Juan Warehouse Condos | | 477901137038 |
| 7. Building Address: | 225/227 S. Pine Street | | 477901137043 |
| 8. Owner Name and Address: | Louise K. Sklar, 8286 Maison Privee CV, Memphis, TN 381204221
BCB Properties LLC, 375 Park Avenue, Suite 3800, New York, NY 10152
Tarnow, Jill Golden and Joshua R., 33 Crescent Pl., Short Hills, NJ 07078 | | |



THLD RATING:	Smugglers Inn - Supporting to District Condos – Non-Designated
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Architectural Inventory Form

Page 2 of 7

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** **253007 mE** **4202219 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 17, Block 23**
 Addition: **Telluride Original Townsite NW corner of S Pine St and San Juan Ave**
 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): **Irregular Plan**
15. Dimensions in feet: **5875 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Not Applicable**
21. General architectural description:
The historic warehouse on this property has been adaptively incorporated into dining and kitchen space for the Smugglers Brewery Restaurant and Bar. Built prior to 1893, the warehouse is a long, rectangular-shaped building. Its south elevation fronts directly onto the concrete sidewalk which parallels San Juan Avenue, while its east elevation is set back some distance from South Pine Street. The main part of the building is covered by a gable roof; however, there is a small shed roofed extension on the east elevation. The building's walls are covered with rusticated corrugated metal. This historic building is essentially now part of the Smugglers Brewery complex, and the associated San Juan Warehouse Condos. complex which now occupies the northwest corner of San Juan Avenue and S. Pine Street.
22. Architectural style: **No Defined Style**
 Building type:
23. Landscape or special setting features:
This property is located at the northwest corner of San Juan Avenue and South Pine Street, near the southeastern corner of the Telluride National Historic Landmark District.
24. Associated buildings, features or objects:
Smugglers Brewery Restaurant and Bar; San Juan Warehouse Condos.

Architectural Inventory Form

Page 3 of 7

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:
- Source of information: **Sanborn Insurance map, February 1893**
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 erected prior to 1893. Sanborn Insurance maps published in February 1893, December 1899, July 1904 and November 1908 all depict the building, and label its use as "MERCH. W'HO. (Merchandise Warehouse). These maps also include the notation "IR. CL." denoting that the building's walls were iron clad. On the 1922 Sanborn map, the building is labeled "ELECTRICAL SUPPLY W'HO." The historic warehouse building was incorporated into the Smugglers Brewery Restaurant and Bar, and San Juan Warehouse Condos complex, which was erected between 1997 and early 2000.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Warehouse**
32. Intermediate use(s): **Commerce and Trade/Warehouse**
33. Current use(s): **Commerce and Trade/Restaurant**
34. Site type(s): **Former warehouse building, adaptively reused as restaurant dining and kitchen space.**

35. Historical background:

Sanborn Insurance maps reveal that this building served as a "merchandise warehouse," and later as an "electrical supply warehouse." Research efforts did not uncover additional details regarding its construction history and early use as a warehouse. The historic building has been incorporated into the Smugglers Brewery Restaurant and Bar, and San Juan Warehouse Condos complex. Constructed between September 1997 and March 2000, this complex now dominates the northwest corner of San Juan Avenue and S. Pine Street.

36. Sources of information:

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.

Architectural Inventory Form

Page 4 of 7

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

xx 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:

42. Statement of significance:

This historic warehouse building is historically significant for its associations with Telluride's commercial growth beginning in the late 1880s or early 1890s. It is also architecturally significant as a representative example of a utilitarian, iron clad, warehouse building dating from before the turn of the twentieth century. Due to some loss of integrity, though, the building now conveys a limited sense of its former historical and architectural significance. However, it retains sufficient integrity to rate as a "supporting" resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building 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. Although it has been preserved through an adaptive reuse, its integrity has been diminished by the construction of the large adjacent brew pub and condominium complex, and by alterations to the historic warehouse building itself.

Architectural Inventory Form

Page 5 of 7

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

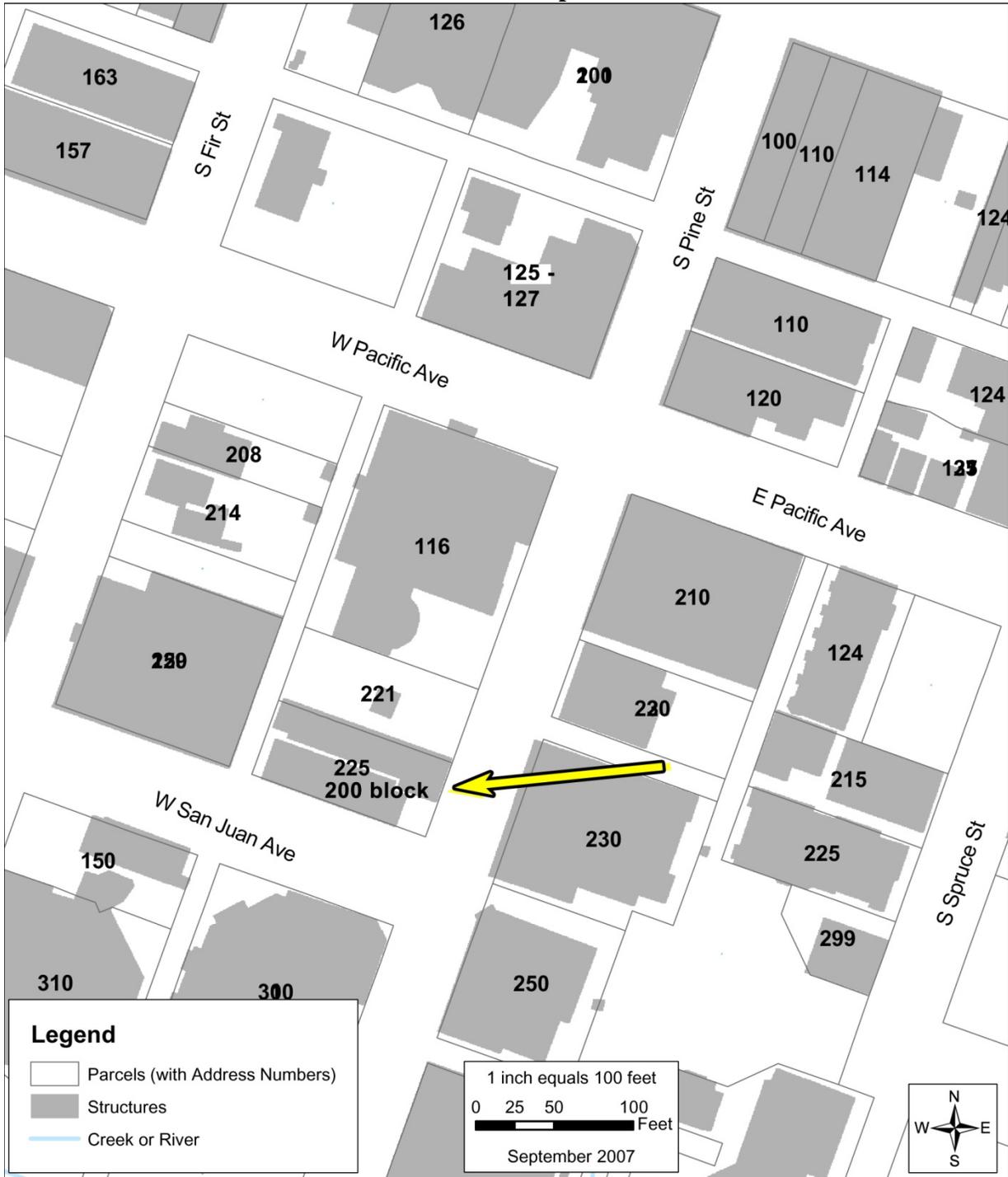
44. National Register eligibility field assessment: **Not Individually Eligible**
 Local landmark eligibility field assessment: **Eligible / Supporting to District**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the Telluride National Historic 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:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #7, Image #38 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | 08/31/2007; revised 4/10/2012 | | 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

